

**20/52 The Crescent, Dee Why, NSW 2099**



**Sold Apartment**

Saturday, 12 August 2023

20/52 The Crescent, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Apartment**



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## Contact agent

Offered for the first time in almost 25 years, this top floor unit is best described as a BLANK CANVAS screaming out to be transformed into a modern beachside haven! Positioned back and away from the road with the tree canopy at eye level, its hard to imagine you are just minutes to the beachside strip, cafes and restaurants. Key features include:

- Private, top floor position, with bonus views of Long Reef from the bedroom windows
- Oversized lounge room with large 'alcove' adds welcome and much needed space for modern life
- ORIGINAL Kitchen in great condition and ripe for adding value
- Two double bedrooms, one with built-in
- ORIGINAL Bathroom showing its age, also ripe for adding value
- Internal laundry
- Oversized garage with storage cage at rear
- Currently tenanted on expired lease

With spring just around the corner, you'll be relieved to have the use of a large communal pool in the hot days predicted ahead. Unit and Balcony: 70.8 sqm Garage: 22.2 sqm Total Lot Area: 93 sqm Council Rates: \$ 1,615.91 pa Water Rates: \$693.16 pa Strata Levies: \$1,069.20 pq Call Nick Scarf 0411 197 486

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