

**228/17 Howard Avenue, Dee Why, NSW 2099**

**THE NORTH**

**Sold Unit**

Wednesday, 3 April 2024

228/17 Howard Avenue, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 110 m2**

**Type: Unit**



Chris Aldren  
0291703683



Harry Pownall  
0291703683

**\$1,425,000**

Auction Location: On site This contemporary two-bedroom apartment, situated on the second level of the Meriton Lighthouse building, lies at the heart of Dee Why's vibrant retail precinct, just a short stroll away from Dee Why Beach and an array of eateries. The apartment boasts a spacious open-plan living and dining area that extends onto an enclosed balcony. Both bedrooms are generously sized and feature mirrored built-in wardrobes, with direct access to the balcony. The master bedroom includes a full ensuite bathroom with a separate shower and bath. A modern kitchen awaits, complete with stone benchtops, a breakfast bar, stainless steel appliances, and an integrated dishwasher. Adjacent to the kitchen is a spacious laundry area, along with a linen cupboard and a designated study area, perfect for a home office setup. Ducted air conditioning ensures comfort throughout the apartment. Sharing the same level as the common gardens/bbq area and gym/pool, this apartment is one of the best positioned in the block. For convenience this apartment is adaptable and comes with an oversized Accessibly designed parking space with direct lift access to level 2, perfect for down-sizers. A storage cage measuring 1.4x1 meters is immediately adjacent to the parking space. Entry is via the retail precinct (building b) with full time concierge at entry and onsite security 24/7. Water rates: \$172 per quarter (approx) Council rates: \$403 per quarter (approx) Strata rates: \$1,302 per quarter (approx)