

**23 Tulich Avenue, Dee Why, NSW 2099**



**House For Sale**

Tuesday, 26 March 2024

23 Tulich Avenue, Dee Why, NSW 2099

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 556 m2**

**Type: House**



Harrison McDonald  
0299823553



Peter Capindale  
0299823553

## **Auction Wed 1 May at 6pm In-Room**

Bathed in sunshine on a level 556sqm block, this much-loved home is offered for the first time in nearly 50 years and rests in a friendly cul-de-sac just footsteps to Dee Why Park. The family-focused layout unfolds over one functional level with spacious proportions, a relaxed open plan design and three bedrooms to create a superb home for the young family looking to make their mark. The interiors open to a choice of outdoor spaces which are perfect for entertaining, playing or relaxing in the sun, while three car garaging is ideal for the car lover, hobbyist or tradesmen with easy scope for a granny flat conversion if desired (STCA). It is ready to move in now, while offering plentiful scope to renovate and extend into the dream family home and capitalise on its prime location. A fantastic opportunity to buy into a quiet yet connected neighbourhood, placed a short walk to Dee Why town centre, express B-Line CBD buses, schools and a breezy bike ride to the beach and trendy seaside dining strip. - Feel-good interiors, flow-through living space that invites relaxation - Defined lounge and dining areas anchored by a functional kitchen - Three bedrooms with built-ins, main has an updated ensuite, multiple air conditioning- Well-presented bathrooms, main has bath, solar panels, high ceilings - North facing patio with retractable awning, charming colourful gardens - Child-friendly rear courtyard with plenty of space to dine alfresco - Functional outdoor laundry and adjoining w/c, two garden sheds - Side by side double garage with w/c offers scope for a granny flat (STCA)- Separate remote lock-up garage with access to the rear yard - Ample off-street parking, wide open outlooks, north facing facade- Great solid foundations that will really capture your imagination - Option to extend and transform into the dream family home (STCA)- Solar panels and substantial water tank at the rear, perfect for watering the garden.- Walk to Dee Why Lagoon Wildlife Sanctuary with pathway to the beach- 40m to Dee Why Park, 1.1km walk to B-Line buses, 1.5km level walk to the beach- 650m to Dee Why Public School, 300m to buses on Fisher Road