

**314/2 Delmar Parade, Dee Why, NSW 2099**

**Cunninghams**

**Sold Apartment**

Saturday, 23 September 2023

314/2 Delmar Parade, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$1,235,000**

FIND. With fresh, modern finishes and bright, sun-lit interiors, this nearly-new apartment sits right in the heart of Dee Why. This immaculate, easy-living home allows you to access shops, supermarkets and eateries within seconds, yet it also delivers lots of peace and privacy.LOVE. Tucked away in Dee Why's exclusive 'Delmar' building, this apartment was finished in February of this year, and is geared around providing residents with a luxurious, relaxed, beachside existence with the highest possible level of lifestyle convenience.- Immaculate modern security building with video intercom & lift access- Spacious and light, the open-plan living and dining area has a sunny aspect, and plenty of space for a dining setting- Elegant contemporary kitchen with marble counters, a breakfast bar, gas cooking and high-quality ILVE oven, plus dishwasher- Living flows out to meet a covered balcony with a pleasant leafy outlook, oriented so you can enjoy lovely sunshine in the morning- Generous master bedroom with built-in wardrobes and balcony access, plus a modern en-suite bathroom with shower- Second bedroom is generously sized and features built-in wardrobes- Easy-care, stylish floorboards in living and soft carpet in bedrooms- Main bathroom with a frameless glass shower and a concealed laundry- Parking space in a secure basement area, plus a lockable storage cageLIVE. This supremely convenient location caters to every lifestyle whim, with supermarkets, bus stops and a multitude of shops and eateries within moments of the front door, and Dee Why beach an easy, level stroll down the road. Leave the car at home for the weekends as you enjoy coastal walks and leisurely breakfasts along Dee Why's popular beachfront strip. The city commute is a breeze with a number of express bus services on Pittwater Road, or a number of nearby cycle paths offer the opportunity to explore the area on bikes.RATES:Water rates: Approx \$173.30 pqCouncil rates: Approx \$403.95 pqStrata Rates: Approx \$1,104 pqSIZES:Internal + Balcony: Approx 92 sqmGarage + Storage: Approx 16 sqmTotal: Approx 108 sqmABOUT THE AREALocal Transport:- Express buses to the City CBD- Buses to Westfield Warringah Mall, Manly and surroundsShopping & Dining:- Dee Why beachfront restaurant scene- Dee Why RSL- Dee Why town centre shops, supermarkets and cafesSchools:- Brookvale Public School- St Kevin's Catholic Primary- Northern Beaches Secondary College Cromer Campus- St Luke's Grammar SchoolWHAT THE OWNER LOVES:- This is an incredible location, just a short walk to the beach and so close to public transport.- We love the spacious open-plan layout, and the modern fixtures and finishes, including marble benchtops.- We get beautiful sunlight from east to west in the living room.Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.