

**37 Arthur Street, Dee Why, NSW 2099**

**Cunninghams**

**Sold House**

Saturday, 15 June 2024

37 Arthur Street, Dee Why, NSW 2099

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Contact agent

**FIND.** This freestanding weatherboard home boasts a position on one of the most coveted pockets of Dee Why, tucked away in the peace and privacy of a tree-lined street with very little traffic. Harness the potential of this home, which is offered in original condition, and invites the opportunity for you to mastermind and create the family forever home of your dreams.

**LOVE.** Set on 461 sqm near-level site that enjoys a sunlit easterly aspect to the rear, it's easy to imagine the possibilities. With great access for construction, knock-down and build the home of your dreams. And thanks to the generosity and versatility of the land, consider adding a separate studio or pool to maximise the potential of your investment (SCTA). With close proximity to schools, shops and public transport, this is a peaceful, family-focused area that also provides excellent access to beaches and many northern beaches' lifestyle hubs.

- Timber and weatherboard single-level home in original condition resting on a generous parcel of land on one of Dee Why's best streets.

- This generous 461 sqm block of land is almost level, and has a sunny east aspect to the rear.

- There is level access from the street, meaning easy access for any construction vehicles.

- The house is currently configured with four bedrooms, plus separate living and dining, a kitchen with gas cooking and internal laundry room.

- The house is surrounded by lush park-like gardens to the front and rear, with established trees that provide shade and privacy.

- A long driveway offers generous space for parking.

- Detached studio/workshop to the rear offers space for storage.

**LIVE.** This wide, leafy and tranquil street belies the convenience it brings. Just a few moments from the buzz and vibrancy of Dee Why's shopping and lifestyle precincts, you can wander to Dee Why Grand or the new Meriton complex within moments, or jump on a bike to get to the beach. Local schools, nature trails and bus services are also very close by, and this is a central location to many northern beaches lifestyle hubs, with easy travel to the city.

**RATES/SIZE:** Water rates: Approx \$171.41 p/Council rates: Approx \$491.80 p/qSize: Approx 461 sqm

**ABOUT THE AREA**

**Local Transport:** - Short walking distance to the B-Line Bus stop - Express buses to the City CBD - Buses to Westfield Warringah Mall, Manly & surrounds

**Shopping:** - Dee Why beachfront restaurant scene - Dee Why RSL - Dee Why town center shops, supermarkets and cafes

**Schools:** - Dee Why Public School - St Kevin's Catholic Primary - Fisher Road Primary School - Northern Beaches Secondary College Cromer Campus - St Lukes Private

**WHAT THE OWNER LOVES:** - This is such a great street. It's filled with lots of families and is very quiet.

- This is such a convenient location for getting to school, or going to the beach, or the shops. Everything is very close by.

- This is a very generous block of land, with beautiful trees in the garden.

- Short distance to Dee Why Beach & Curl Curl Beach

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