

4/1 Hawkesbury Avenue, Dee Why, NSW 2099

Cunninghams

Sold Apartment

Saturday, 17 February 2024

4/1 Hawkesbury Avenue, Dee Why, NSW 2099

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



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\$775,000

FIND. Enjoying an ideal location close to the hum drum of Dee Why's leisure and lifestyle precincts and just a short walk to the beach, this two-bedroom apartment is the perfect lock-and-leave home, radiating appeal for investors and first-time buyers, with the flexibility to add your own creative flair and add value. **LOVE.** Positioned on the ground floor, offering easy level access in and out of the apartment, the practical, open-plan layout features a combined living and dining space, two spacious bedrooms, and a car space that offers quick and easy access straight to the front door.- Potential for short-term holiday rentals.- Easy level access straight into the apartment.- Well-presented and updated with new carpet.- The well-designed floorplan maximises every inch of space, with an open-plan design and doors at either side to create a cross-flow of air.- A balcony runs from the living area across the front of the apartment, offering a space to catch a moment of calm in the sun.- Well-presented kitchen with a breakfast bar and gas cooking.- Both bedrooms are a generous size and are positioned alongside a neat bathroom with combined bathtub and shower.- Shared laundry.- Allocated car space right outside the front door.**LIVE.** Stroll along nearby paths to the beachfront and choose from a number of casual beachfront dining venues; take a walk along one of the scenic headland walks, or paddle out on one of the northern beaches' best-known surf beaches. Supermarkets and shops are a quick stroll down the road, including the Meriton shopping and dining precinct and Dee Why Grand, or you can simply walk over the road to the Dee Why RSL to grab a quick bite. Getting around is easy, with major bus services offering easy connections up and down the beaches, or into the city.**RATES/SIZE:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$382.10 pqStrata levies: Approx \$836.55 pq**SIZE:**Internal Approx 65 sqmParking Approx 13.4 sqmTotal Approx 78.4 sqm**ABOUT THE AREA**Local Transport:- Express buses to the City CBD- Buses to Westfield Warringah Mall, Manly and surrounds**Shopping & Dining:-** Dee Why beachfront restaurant scene- Dee Why RSL- Dee Why town centre shops, supermarkets and cafes**Schools:-** Dee Why Primary School- St Kevin's Catholic Primary- Fisher Road Primary School- St Luke's Grammar School- Northern Beaches Secondary College Cromer Campus**WHAT THE OWNER LOVES:** - This is a very convenient part of Dee Why, with really easy access to sporting fields and the beach, and supermarkets within a quick stroll.- Travel to the city is easy with the B-Line service.- We love walking down to the beach and people watching on Dee Why beachfront.**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.Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.