

**4/39 Howard Avenue, Dee Why, NSW 2099**



**Sold Apartment**

Thursday, 22 February 2024

4/39 Howard Avenue, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Apartment**



Lidia Smith  
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**\$995,000**

This North-East facing, top-floor, sun-drenched apartment showcases a harmonious blend of modern design and serene ambience opposite the lovely park in the vibrant heart of Dee Why. Perfectly located only footsteps from schools, B-Line buses, shops, restaurants, the Meriton precinct, RSL, and only a 6 minute level stroll to glorious Dee Why Beach. This apartment is a prime opportunity for first-home owners, astute investors, and downsizers looking to live the idyllic Northern Beaches lifestyle. With a contemporary and spacious interior, this apartment in a boutique block of 8 features a modern kitchen with premium appliances/tapware and ample cupboard/bench space, plus a sun dappled open-plan living/dining domain, that seamlessly flows onto an expansive North-east facing wrap-around balcony with a private outlook over the park, creating the perfect environment to entertain family and friends whilst enjoying soothing sea breezes. The accommodation consists of two double bedrooms with built-in wardrobes, whilst the bright and airy bathroom has been tastefully upgraded and features French provincial tapware and chic neutral tones. Other highlights include internal laundry, lock-up garage with storage, new blinds, fresh paint/carpet, floating timber floors and ceiling fans. Secure your piece of beachside bliss and enjoy the ultimate seaside lifestyle! Move straight in and start living. Internal size - 79.9 sqm Parking size - 14.9 sqm Total titled area - 94.8 sqm Water Rates - \$173 pq approx. Council Rates - \$404 pq approx. Strata Rates - \$1,200 pq approx. For further information or to arrange an inspection please call Matt Morley on 0418 168 932 and 9981 9416 and Stephen Murace on 0413 763 993 and 9981 9426. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Doyle Spillane Real Estate will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.