

5/23 Boronia Street, Dee Why, NSW 2099

Cunninghams

Unit For Sale

Thursday, 21 March 2024

5/23 Boronia Street, Dee Why, NSW 2099

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Sam Raso
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Andrew Lutze
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Auction

AUCTION 13 April 2024 FIND. This large contemporary elevated apartment is situated in one of Dee Why's premier streets only a few minutes' walk to the beachfront and sparkling water's edge, creating an ideal beachside lifestyle. An oversized sunny north east facing balcony takes in a lovely green tropical leafy outlook surrounded by lush gardens and coastal breezes. The renovated apartment sits on the eastern side of the building which is very quiet and private with a generous 95 sqm on title. LOVE. The modern open plan living and dining space is generously sized and flows through a large glass sliding door to the lovely alfresco entertaining balcony. Cafes, restaurants and bars stretch along the beachfront and provide unlimited options for any time of the day, just minutes from your front door. Dee Why Headland is only moments away and the start of the magnificent coastal walk from Dee Why into Curl Curl. - A well-maintained secure block with only nine apartments surrounded by lush tropical gardens and trees. - Oversized private north east facing entertainer's balcony that runs along the living and dining space with easy connection to these zones. - Open plan large living and dining room with lots of easterly light and easy flow to the alfresco balcony and good connection to the kitchen. - Modern renovated spacious kitchen with stone benchtops, ceramic cooktop, dishwasher, with lots of cupboard space and an abundance of countertop prep area with a lovely leafy outlook. - Private leafy large master bedroom with a huge wall length built-in robe. - Second bedroom with another private leafy green outlook and built-in robe. - Contemporary fresh bathroom with separate shower and bath. - Convenient large separate chic laundry adjoining the kitchen with space for combined washer/dryer and a shelving/drying area. - Lock up garage with easy internal access. - Common use clothes line. LIVE. This premium part of Dee Why offers a great beachside lifestyle only minutes to the sand and surf and a huge choice of cafes, bars and restaurants that run up and down The Strand. The lifestyle hubs of North Curl Curl, Freshwater and Collaroy are only a quick bus trip or car ride away. Nearby shopping at the Grand and Meriton precinct offer convenience and choice that is an easy walk away, with Warringah Mall less than 10 minutes' drive. Beautiful headland walks and bike tracks including Narrabeen Lake Trail are on offer and are popular weekend activities. Good transport links on Pittwater Road and local schools are both in close proximity. RATES: Water rates: Approx \$171.00 pq Council rates: Approx \$404.00 pq Strata levies: Approx \$1,132.65 pq SIZE: Internal & Balcony: Approx 95sqm Garage: Approx 15sqm Total: Approx 110sqm ABOUT THE AREA Local Transport: - 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 & cafes Schools: - Curl Curl North Primary School - St Kevin's Catholic Primary - Northern Beaches Secondary College - Cromer Campus WHAT THE OWNER LOVES: - I love being able to walk down to the beach and cafes in less than five minutes - The balcony is a great sunny spot with a beautiful green private leafy outlook - Dee Why is a great central location for heading into the city for work or at night *Agent Interest 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. Some images show virtual styling.