

**501/11 Mooramba Road, Dee Why, NSW 2099**



**Sold Apartment**

Thursday, 19 October 2023

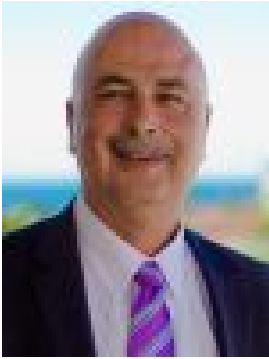
501/11 Mooramba Road, Dee Why, NSW 2099

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Frank Caterina  
0299813300



Riccardo Caterina  
0299813300

**\$725,000**

Streamlined contemporary interiors, an oversized one-bedroom layout and top floor setting of the resort style 'Nautilus Pacific', delivers a winning edge in this executive style apartment. A quiet retreat from the fast pace of Dee Why's cosmopolitan town centre with every convenience footsteps from the door. The open plan living area is anchored by a quality stone finished kitchen equipped with Smeg gas appliances, dishwasher and an adjacent internal laundry. A fluid indoor/outdoor layout invites relaxation with a covered balcony offering a perfect spot for dining alfresco or quiet retreat. The generous bedroom is fitted with built-in wardrobes and a sleek marble finished bathroom has a spa bath. It features ducted air conditioning for year-round comfort, video intercom, level lift access, heated indoor pool and a 20sqm secure car space, which is ideally placed with easy drive-in access. Perfect for the executive buyer, it offers a superb sense of privacy, security and connectivity to Pittwater Road allowing for quick access to the heart of Dee Why. It is just a short walk to express B-line CBD/Manly buses, shops, cafes, restaurants, brisk bike ride to the sand, surf and seaside dining strip.

- East facing, easy level lift access, video intercom, indoor heated swimming pool
- Quality gas kitchen, granite benchtops, Smeg stainless steel gas appliances, dishwasher
- Glass-fronted living and dining space offers easy indoor and outdoor transition
- Generously scaled bedroom fitted with built-ins enjoys balcony access
- Chic marble finished bathroom with spa bath, internal laundry with storage
- Covered balcony with a quiet outlook offers the perfect spot for relaxed entertaining
- Timber floors, reverse cycle ducted air conditioning, gas heating outlet
- Oversized 20sqm secure car space, located for easy vehicular access
- A lock-up and leave lifestyle or smart investment opportunity. agent interest.

• Currently let to excellent tenant at \$580pw  
Outgoings Water Rates: \$158.45 pq  
Council Rates: \$382.10 pq  
Strata Levies: \$1,150.15 pq