

**6/52-58 Howard Avenue, Dee Why, NSW 2099**

UPSTATE 100 

**Sold Apartment**

Sunday, 13 August 2023

6/52-58 Howard Avenue, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$1,340,000**

A quiet retreat from cosmopolitan Dee Why, this spacious courtyard apartment, holds a north facing position to the rear of a boutique security block just 500m to the surf. A low-maintenance indoor/outdoor entertainer with plentiful alfresco space framed in lush greenery. The oversized two-bedroom layout is dressed in fresh contemporary tones, with level street entry and internal access to a lock up garage and ample visitor parking. It is located to promote superb walkability, with shops, cafes and trendy oceanfront dining strip just moments from the door, plus cosmopolitan town centre and express B-line CBD buses.-Rear setting of the boutique 'Avonlea' security building -North facing position bathes the interiors in sunshine-Oversized layout with an easy indoor and outdoor flow-Glass fronted open plan living area, separate casual meals-Modern stone finished kitchen with stainless steel appliances-2 double bedrooms with mirrored built-in, main has ensuite-Fully tiled bathrooms, dedicated internal laundry, freshly painted-Oversized courtyard offers plenty of space to relax, play and entertain -Lock up garage, ample visitor parking, own hot water service -A perfect option for busy lifestyles, young families or downsizers-Smart investment option, consistent in-demand location Water Rates: \$174 p.q (approx.) Council Rates: \$405 p.q (approx.) Strata Rates: \$1,287 p.q (approx.)