

**7/9 Holborn Avenue, Dee Why, NSW 2099**



**Apartment For Sale**

Monday, 4 March 2024

7/9 Holborn Avenue, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Frank Caterina



Riccardo Caterina  
0420410371

**For Sale Guide: \$920,000**

Freshly schemed interiors and total privacy give this north facing apartment a welcoming feel in a leafy avenue just a short walk to Dee Why's cosmopolitan center. Occupying a peaceful rear setting on the north end of a well-kept solid double brick block of only 8, the two-bedroom apartment's clean lines, tranquil outlook and great layout make a perfect choice for the first homebuyer, downsizer or investor. • This Apartment ticks all the boxes • North Facing • 2 Double Bedrooms, main with Built in. • Near New kitchen with Breakfast bar opening to spacious lounge with brick feature wall, room for a large dining room table. • Full bathroom, Bath and separate shower • Tradesman Lock up Garage with Mezzanine. Undercover access to stairwell. • Internal Laundry • The only unit on the first floor at the rear of building, windows three sides, great cross ventilation. • Huge 8 metre, Full length Covered Balcony bathed in Northern sunshine • Small low maintenance block of 8, • Stroll to Shops, Park, Beach, Club and Restaurant, express B-Line CBD buses • Excellent rental return. • Move straight in recently renovated in neutral tones • Pet friendly • Interior size 95sqm, total area 110sqm.- Outgoings:- Strata Levies: \$1055pq approx.- Council Rates \$403pq approx.- Water Rates: \$171pq approx. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.