

# 9/36 Pacific Parade, Dee Why, NSW 2099



## Unit For Sale

Tuesday, 19 March 2024

9/36 Pacific Parade, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Cranston Schwarz  
0413142222



Emma Bush  
0419255572

## Price Guide \$770,000

An ideal entry unit or savvy investment, this well-presented apartment is in a small block of 12 units, located literally footsteps to the hub of Dee Why. Walk-in to a spacious open plan living/dining with split-system A/C, it features a modern kitchen including space for a washing machine, whilst also offering an external shared laundry. Shops, cafes and restaurants at your doorstep, easy city transport, plus close proximity to Dee Why beach. Key features

- Open plan living/dining with A/C merges with balcony
- Modern kitchen w/ electric stove & loads of cupboards
- Good-sized bedroom w/ mirrored built-in wardrobes
- Easy to maintain, hard timber-look floors throughout
- Under-building car space, external shared laundry
- Current tenancy in place till 05/10/2024 at \$580 p/w
- Within arm's reach
- Dee Why Town Centre, shops, cafes and restaurants
- Dee Why beach and ocean pool, and buzzing beachfront eateries
- Coastal walks, parks and ovals
- Public transport (B-line to City) and bicycle paths

Nitty gritty details  
Internal size: 63m<sup>2</sup> Car space: 17m<sup>2</sup> Total: 80m<sup>2</sup>  
Strata Rates: \$915.07 p/q approx. Water Rates: \$173.29 p/q approx. Council Rates: \$403.90 p/q approx. Rental potential: \$580.00 per week  
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