

2/34-36 Boronia Street, Dee Why, NSW 2099

Cunninghams

Apartment For Sale

Wednesday, 26 June 2024

2/34-36 Boronia Street, Dee Why, NSW 2099

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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For Sale Guide \$1,300,000

FIND. Immerse yourself in beachside bliss from this prime Northern Beaches location. Just a few streets from the sands of Dee Why Beach, this idyllic ground floor haven offers easy access to fantastic waterfront bars, restaurants, and cafes. This spacious, modern open-plan apartment boasts an expansive private alfresco balcony that seamlessly extends from the living area through sliding glass doors. Situated on one of Dee Why's premier streets, this generous apartment promises an effortless coastal lifestyle.

LOVE. Nestled within beautifully established gardens in a well-maintained and modern complex, this secure apartment features a seamless open-plan layout, creating an easy and enjoyable living space. The covered outdoor entertaining area is surrounded by lush gardens and flows effortlessly from the kitchen, living, and dining space, making it perfect for hosting.

- Open plan living, dining, and kitchen area ideal for socialising, with easy care hybrid timber floors.
- Covered private balcony extending the internal entertaining area from the living space out through the sliding doors.
- Modern, spacious kitchen with gas cooking, stone benchtops, and excellent connectivity to living and dining spaces.
- Master bedroom featuring ceiling fan, spacious walk-through robe, and modern ensuite with shower over bath and a lush garden view.
- Second bedroom with built in robe, ceiling fan, and a leafy view of the gardens.
- Neat and contemporary bathroom in central location off the living space.
- Convenient separate laundry neatly tucked away at the apartment's entrance.
- Under building secure parking space with ample visitor parking.
- Well-maintained common area and gardens.

LIVE. Experience the best of Dee Why's vibrant lifestyle, where stunning coastal walks and cycleways blend seamlessly with the convenience of having excellent restaurants, bars, and the beach right at your doorstep. Enjoy village shopping at the Grand and Meriton precincts just a short stroll away, with even more dining and shopping options in nearby Collaroy and Freshwater. Take advantage of the Narrabeen Lake Trail, several golf courses, and sporting fields close by. With good transport links on Pittwater Road and nearby local schools, everything you need is within easy reach.

RATES: Water rates: Approx \$172 pq Council rates: Approx \$404 pq Strata levies: Approx \$1484 pq

Sizes: Internal & Balcony Approx 79sqm Parking Approx 14sqm Total Approx 93 sqm

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:- We love a weekend walk over the headland to North Curl Curl and beyond.- Being so close to the bars and restaurants of Dee Why Beach makes for an easy dinner or catch up with friends.- The generous proportions of this apartment with bedrooms on either side of the living room gives a huge sense of space.

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