

**3505/10 Sturdee Parade, Dee Why, NSW 2099**

**Cunninghams**

**Sold Apartment**

Wednesday, 19 June 2024

3505/10 Sturdee Parade, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$1,215,000**

FIND. Residents of this two-bedroom home are hard-pressed to ever leave the convenience of having a shopping centre next door while being able to retreat to a spacious and sunny home. Set in one of Dee Why Grand's best unit towers, the 109sqm unit captures a north easterly aspect from the balcony through the oversized sliding doors which reach right to the top of the beautifully high ceiling. LOVE. Be drawn to the wonderfully spacious and bright living and dining area, with a sink on the kitchen island great for entertaining. The living area opens onto the balcony where you can gaze out towards Long Reef Headland in the distance and even glimpse the ocean. A bathroom is conveniently located off a corridor to the bedrooms, with the main bedroom featuring an ensuite. - Both bedrooms are queen-sized, with built-in mirrored wardrobes. The main bedroom has a stylishly tiled ensuite which features an oversized frameless glass shower. - The main bathroom is fully tiled with a combined shower and bath and a neutral white theme. - Tucked away behind a cupboard door is a European laundry complete with laundry sink and storage space for laundry items. - There is plenty of cupboard space in the gas stovetop kitchen, which overlooks the large 26.4sqm dining and living area and out to the uniquely Dee Why view. - The secure basement carpark space has an additional storage cage totalling 15sqm. - There is gas heating throughout the unit and intercom situated in a handy spot near the kitchen. - Save on gym membership fees by using the Dee Why Grand security complex gym which also has an outdoor lap pool. - The nicely landscaped garden areas within the complex feature BBQ's, grassed areas, mature old man banksia trees and gabion feature walls, offering a private, leafy retreat to read a book and soak up the sunlight. - The unit complex is pet-friendly with garden areas to take your furry friend out for some exercise. LIVE. Boasting the Dee Why Grand shopping centre right next door and city bus stops just 230m away, spend all your extra travel time lazing around at the popular Dee Why beach or out and about in Dee Why's multicultural shopping village. Just a short 700m away is Dee Why Library and a little further on is Dee Why RSL. Or enjoy the sweeping ocean vistas at nearby Long Reef Headland and the Dee Why to Freshwater coastal walks. With dozens of restaurants and café options for dining out and grabbing a coffee the only question remains - which is your favourite? RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$404 pq Size: Internal + Balcony Approx 94 sqm Parking Approx 15 sqm Total Approx 109 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 and cafes Schools:- Brookvale Public School- St Kevin's Catholic Primary- Fisher Road Primary School- Northern Beaches Secondary College Cromer Campus- St Lukes Private Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling.