

6/36 Clarence Avenue, Dee Why, NSW 2099

Unit For Sale

Saturday, 29 June 2024

6/36 Clarence Avenue, Dee Why, NSW 2099

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Stephen Murace
0299819426



Lidia Smith
0299819401

Guide | \$745,000

Experience the quintessential Northern Beaches lifestyle in this north-facing sun-filled apartment, nestled in a serene cul-de-sac overlooking the Dee Why Lagoon Wildlife Sanctuary. This apartment offers unparalleled privacy and tranquillity in one of Dee Why's premier locations, with footstep access through parkland to glorious Dee Why beach, Dee Why's bustling town centre, restaurants, Dee Why RSL, transport links, reputable schools, and only a short drive to Westfield Warringah Mall. Set in a boutique full brick security block of only 10, this apartment features a sleek Caesarstone kitchen with a gas cooktop, plus a sunlit north-facing open-plan living and dining area. This effortlessly extends onto a private undercover entertainer's balcony in a serene bushland setting, creating the perfect oasis to host family and friends. Accommodation comprises a well-proportioned north-facing double bedroom with built-ins, whilst the bathroom is modern and boasts a separate bath and shower. Other highlights include secure underground parking, fresh paint, internal laundry, storage, and lift access. Perfect for those seeking a blend of style and convenience, this is a prime opportunity not to be missed! Total titled area - 71 sqm approx. Water Rates - \$173 pq approx. Council Rates - \$404 pq approx. Strata Levies - \$1,518 pq approx. For further information or to arrange an inspection please call Stephen Murace on 0413 763 993 and 9981 9426 or Matt Morley on 0418 168 932 and 9981 9416. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Doyle Spillane Real Estate will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.