

# UPSTATE

## Property Summary

308/23 Pacific Parade, Dee Why

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**Apartment Size**

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Internal: 64sqm  
Balcony: 14sqm  
Garage: 13sqm  
Total: 91sqm

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**Age of building**

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Built in 2015 – 9 Years Old

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**Units in block**

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103 residential units

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**Sinking fund approx.**

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\$175,622.79

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**Strata Manager**

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Robinson Strata Management

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**Water rates**

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\$171.41 per quarter

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**Council rates**

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\$403.90 per quarter

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**Strata levies**

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\$3,338 per quarter

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**Rental estimate**

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\$825 - \$850 per week

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**Reason for moving**

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Investment property

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**Air conditioning**

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Yes – Split System

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**Gas or electricity**

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Gas

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**Hot water service located**

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End cupboard in the dining room

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**Foxtel, ADSL, NBN?**

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NBN connected

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**Security alarm system**

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Security intercom with video

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**Pet friendly**

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Yes – subject to strata approval

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**Storage**

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Internal storage cupboards upon entry plus storage cage in basement (Level B1)

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**Parking situation**

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Single car space (Level B2)

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**Visitor Parking**

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Yes

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**Upstate**

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### Location

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Positioned at the rear of the third floor with lift access.

1.2km to Dee Why Beach, cafés and restaurants, 450m to express busses to the city, 2.5km to Warringah Mall shopping centre, 2.4km to North Curl Curl costal walks.

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### Features

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Air Conditioning

Alarm System

Balcony

Built-In Wardrobes

Car Parking - Basement

Carpeted

Close to Schools

Close to Shops

Close to Transport

Disabled Access

Gas

Heating

Intercom

Internal Laundry

Lift Installed

Security Access

Storage Cage

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### Disclaimer\*

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