

## Property Summary

308/23 Pacific Parade, Dee Why

### Apartment Size

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

### Age of building

Built in 2015 – 9 Years Old

### Units in block

103 residential units

### Sinking fund approx.

\$175,622.79

### Strata Manager

Robinson Strata Management

### Water rates

\$171.41 per quarter

### Council rates

\$403.90 per quarter

### Strata levies

\$1,883 per quarter

### Rental estimate

\$825 - \$850 per week

### Reason for moving

Investment property

### Air conditioning

Yes – Split System

### Gas or electricity

Gas

### Hot water service located

End cupboard in the dining room

### Foxtel, ADSL, NBN?

NBN connected

### Security alarm system

Security intercom with video

### Pet friendly

Yes – subject to strata approval

### Storage

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

### Parking situation

Single car space (Level B2)

### Visitor Parking

Yes

Property Summary

Location
Features

308/23 Pacific Parade, Dee Why

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.
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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