

Property Summary

Apartment Size
Age of building
Construction type
Units in block
Sinking fund approx
Strata Manager
Property’s aspect
Renovated year
Water rates
Council rates
Strata levies
Rental estimate
Owner occupied, tenanted or vacant
Air conditioning
Gas or electricity
Pet friendly
Parking situation
Storage
Visitor Parking

3/50 Lewis Street, Dee Why NSW 2099

Internal: 78sqm
Built in 1965
Brick apartment building
12 apartments
Cash at Bank – Capital Works Fund: \$43,344.90
Administrative Fund: \$15,674.65
Total Net Funds (all funds combined): \$59,019.55
Jamesons Strata Management
North Facing windows in both bedrooms, kitchen and living
Recently renovated
172.83
838.40
1159.51
\$\$770 - \$790 per week
Vacant
N/A
Gas connection available
Subject to strata approval
1 dedicated car space
Separate storage room
N/A

Property Summary

Common area

Location

3/50 Lewis Street, Dee Why NSW 2099

Standard shared driveway and entrances

- Dee Why Grand Shopping Precinct (Coles, ALDI, cafés) – approx. 5 min walk / 400 m
- Meriton (Woolworths & retail precinct) – approx. 6 min walk / 500 m
- Dee Why Beach & Restaurant Strip – approx. 10 min walk / 800 m
- Manly Wharf – approx. 20 min drive / 30 min by bus
- Wynyard (Sydney CBD) – approx. 35 min by express bus
- Nearby Schools – Dee Why Public School 3 min drive / 10 min walk; Cromer Campus 7 min drive; St Kevin’s Catholic Primary 5 min drive
- Westfield Warringah Mall – approx. 8 min drive / 10 min bus

## Property Summary

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### Features

3/50 Lewis Street, Dee Why NSW 2099

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- An idyllic lifestyle pad for first home buyers or a prime investment
  - Sweeping open floor living and dining with floor-to-ceiling windows
  - Easy flow to an elevated covered balcony with a district outlook
  - Separate storage room adding valuable extra space for apartment living
  - Modern open plan gas kitchen with a stainless steel dishwasher
  - Large bedrooms with mirrored built-ins and sunny north aspects
  - Gleaming white contemporary bathroom with light grey floor tiles
  - Internal laundry facility, light hued engineered timber flooring
  - Immaculate full brick building of 12, prime first floor setting
  - Steps to B-Line buses, Lighthouse plaza, Woolies and eateries
  - 300m to greenspace at Walter Gors Park and playground
  - 720m down a wide walkway to the beach and seaside eateries
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