

## PROPERTY PROFILE

### Property Details

**Property Name:** Allure Apartments

**Location:** Dee Why, NSW 2099

**Type:** Apartments

**Size Range:** 52sqm - 74sqm (internal size only)

**Price Ranges:**

1 & 2 Bedrooms - \$445,000—\$610,000

**Council Rates (Yearly - Approx. only)** - \$1,000

**Strata levy (Yearly—Approx. only)** - \$2,540 - \$3,135

**Rental Rates (at present per week)** - \$440 - \$550

**Water Rates (Yearly—Approx. only)** - \$560

**Expected Completion:** 1st Quarter 2013



### Property Description

- Architecturally designed 1, 1+ study & 2 bedroom apartments.
- Quality finishes, generous living areas with 2.7m high ceilings
- All with balconies, cross-flow ventilation and designed to maximize space.
- Secure basement parking with ample storage facilities.
- Low rise living set within beautifully landscaped gardens.
- Selling-off-the-plan . 10% deposit now and settle in early 2013.
- Vacancy rates in Dee Why are at all-time lows.
- Capital growth for Dee Why (26.7%) over past 5 years.

### AREA PROFILE:

#### Transport

- Manly Ferry Wharf
- Bus Stops

#### Local Services

- Mona Vale & Manly Hospitals
- Dee Why Medical Centre
- Dee Why Police & Fire Station
- Dee Why Council & Library
- St. Kevin's Catholic Church & other Christian Churches

#### Schools

- Dee Why Public School
- St. Kevin's Primary School
- St. Luke's Grammar School

- Manly Selective High School
- St. Augustine's College
- St. Luke's Anglican College
- Northern Beaches TAFE

#### Entertainment , Recreation & Sports

- Local Restaurants, Cafes & Bars
- Dee Why RSL Clubs
- Dee Why Beach & the Northern Beaches
- Dee Why Surf Club
- Brookvale Indoor Sports Centre
- Long Reef & Warringah Golf Course

#### Retail & Commercial

- Warringah Mall
- Local Supermarkets & Local Shops

### Key Investment Benefits:

- Close to transports & major roads
- Close to entertainment, leisure and sports facilities & amenities
- Close to public & private schools
- Close to hospitals, shopping centres, commercial/retail shops, cafes/ restaurants, local entertainment, recreation and sports amenities.

Disclaimer: This info is provided in general and without responsibility. Intended investors should conduct their own research for accuracy.