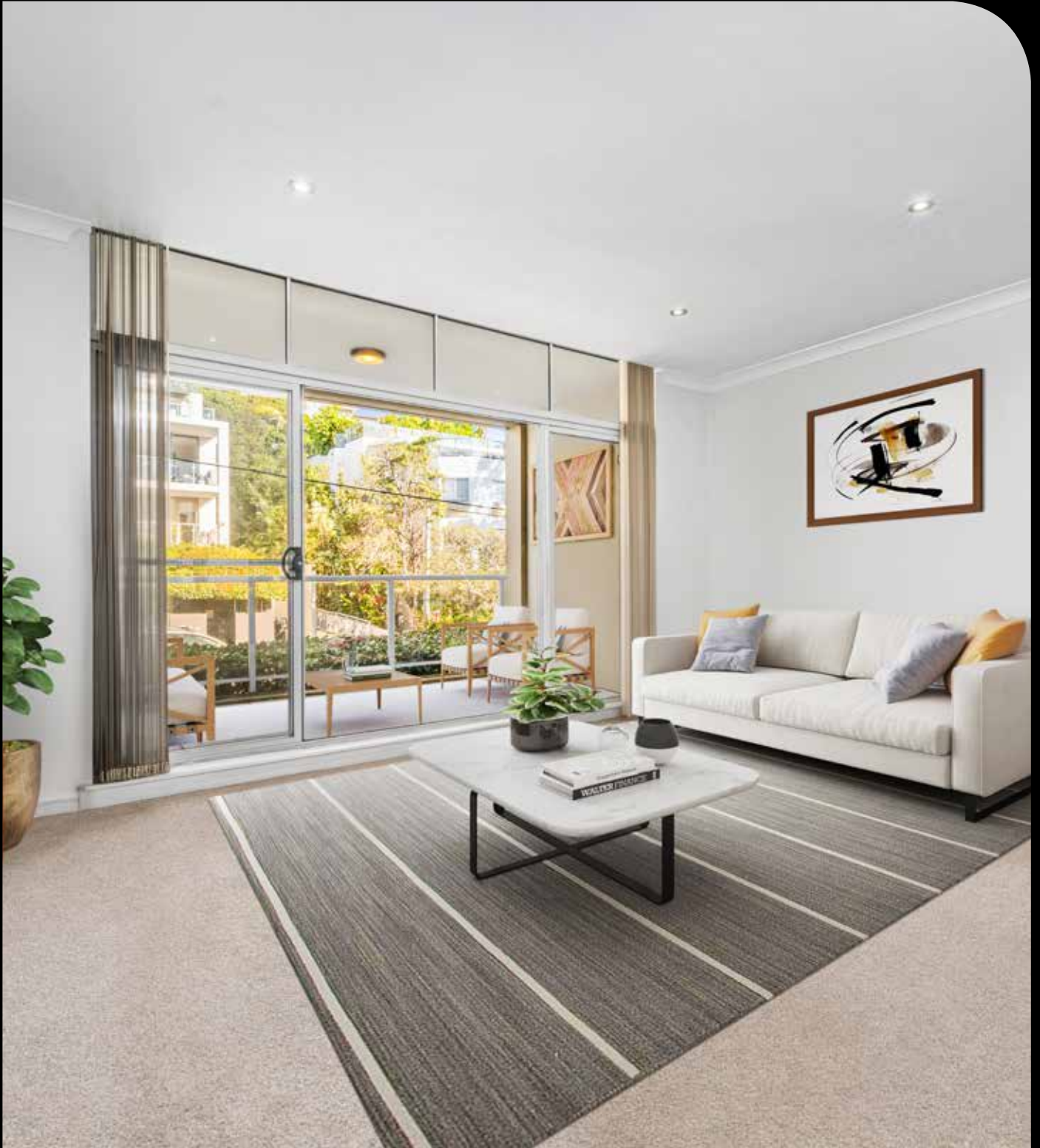


THE list weekly

ISSUE 177 | JULY 5 - JULY 11, 2025 | FREE



**lifestyle living
by the beach**

PAGE 36

NOVAK

sales



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Thomas Sims 0468 710 936



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Senior Property Manager
Melissa Aarden 0451 163 517



Senior Property Manager
Cleo Whithear 0405 303 972



Teagan Lauder 0428 395 115



Jade Brown 0449 075 233



Alex Murat 0498 976 196



Silan Rose 0426 879 263

operations



Charlie Foley 0431 747 755

commercial



media



our people

N VAK we never sleep 24/7

meanwhile @novak

Scan the QR codes to watch this week's videos covering hundreds of real estate topics, tips, and insights.



real talk weekly

Thomas Sims and Jonathan Vescio break down the Northern Beaches property market for the first half of 2025, highlighting key trends, buyer activity, and standout results. They also share insights on what to expect for the rest of the year, including market momentum, opportunities, and predictions for the months ahead.

every monday 7:45pm



tale of the sale

In this video, Billy and Bidhan share the story behind the sale of 19 Coutts Crescent, Collaroy. From the campaign to the final deal, they discuss the journey of the vendors, strong buyer interest, and how the property achieved a great result in a competitive Northern Beaches market.



novak morning minutes

Mark and Michael explain the key differences between the tender process and the expression of interest (EOI) process when buying commercial property. They break down how each method works, timelines involved, and what buyers need to know to navigate both strategies confidently and maximise their chances in a competitive market.

everyday 7:45am



novak morning minutes

In this episode, Mark and Michael dive into Sydney's worst performing real estate asset class since COVID—office space. They explore the dramatic decline, what's bouncing back, and where the smart money is heading now. From storage booms to shifting investor attitudes, here's what's hot—and what's not—in commercial property right now.

everyday 7:45am



novak morning minutes

In this episode, Lisa and Billy expose the truth about real estate marketing costs—and how some sellers are getting ripped off. From overpriced styling to unnecessary add-ons, they break down what's essential, what's not, and how to protect yourself when reviewing a marketing invoice. A must-watch for property sellers!

everyday 7:45am

THE list weekly

ISSUE 177 | JULY 5 - JULY 11, 2025

this week's cover property:

6/28 STURDEE PARADE DEE WHY | PAGE 36



READ IT ONLINE



Residential Rentals..

| | |
|------------------------------|---------------------------|
| Curl Curl | 8 Farnell Street |
| Terrey Hills | 2816 Mona Vale Road |
| Clontarf | 30 Ogilvy Road |
| Queenscliff | 3/90 Queenscliff Road |
| Elanora Heights | 13 Caladenia Close |
| Nth Willoughby | 16 Lea Avenue |
| Seaforth | 1 Montauban Avenue |
| Dee Why | 8 Arthur Street |
| Queenscliff | 10/42 Crown Road |
| Dee Why | 90B Delmar Parade |
| Warriewood | 57 Lorikeet Grove |
| Frenchs Forest | 22 Tallowood Way |
| Warriewood | 144 Warriewood Road |
| Dee Why | 13/28 Sturdee Parade |
| Belrose | G12/28 Lockwood Avenue |
| Dee Why | 8/69 Oaks Avenue |
| Dee Why | 12/54 Dee Why Parade |
| Dee Why | 204A & 309A/2 Oaks Avenue |
| Dee Why | G16/16 Sturdee Parade |
| Frenchs Forest | 32/7 Rodborough Road |
| Dee Why | 6/5 kingsway |
| Manly Vale | 13/285 Condamine Street |
| Dee Why | 52/1 Delmar Parade |
| Brookvale | 7/27A Pine Avenue |
| Dee Why | 303/890 Pittwater Road |
| Dee Why | 2/2 Monash Parade |
| Dee Why | 6/28 Sturdee Parade |
| Dee Why | 3/6 Holborn Avenue |
| Frenchs Forest | 130/7 Rodborough Road |
| Residential Sold.. | |
| Commerical for Sale.. | |

| | |
|--|-----------|
| \$25 per week - \$2300 per week | 6 |
| guide \$14,000,000 - \$15,000,000 | 9 |
| guide \$8,000,000 | 10 |
| guide \$6,950,000 - \$7,500,000 | 11 |
| guide \$6,000,000 | 12 |
| guide \$5,900,000 | 14 |
| COMING SOON | 15 |
| guide \$3,200,000 | 16 |
| guide \$3,150,000 | 17 |
| guide \$2,850,000 | 18 |
| guide \$2,800,000 | 19 |
| guide \$2,300,000 | 20 |
| guide \$2,300,000 | 21 |
| guide \$2,100,000 | 22 |
| guide \$1,700,000 | 23 |
| guide \$1,580,000 | 24 |
| guide \$1,500,000 | 25 |
| guide \$1,500,000 | 26 |
| guide \$907,500 & \$1,420,000 | 27 |
| guide \$1,250,000 | 28 |
| guide \$1,195,000+GST COMMERCIAL | 29 |
| guide \$1,185,000 | 30 |
| guide \$1,150,000 | 31 |
| guide \$1,030,000 - \$1,065,000 | 32 |
| guide \$900,000 | 33 |
| guide \$899,000 | 34 |
| guide \$769,000 | 35 |
| guide \$760,000 | 36 |
| guide \$660,000 | 37 |
| guide \$209,000+GST COMMERCIAL | 38 |
| \$840,000 - \$3,560,000 | 39 |
| guide \$160,000 - \$6,000,000 | 40 |

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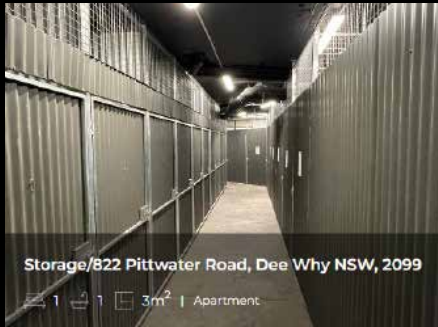
**we
never
sleep
24/7**

THE LIST WEEKLY - Published by Novak Properties

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All listings including price guides, photos and floorplans are correct at time of printing and are subject to change without notice.

find the perfect rental to suit your budget



Storage/822 Pittwater Road, Dee Why NSW, 2099

1 1 1 3m² | Apartment

\$25 PER WEEK



26/2506 Bundaleer Street, Belrose NSW, 2085

1 1 1 | Apartment

\$490 PER WEEK



10/257 Harbord Road, Dee Why NSW, 2099

1 1 1 | Apartment

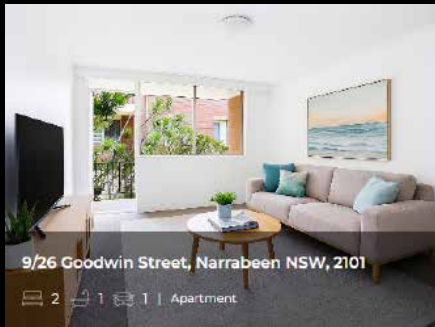
deposit taken



5/50 Pacific Parade, Dee Why NSW, 2099

1 1 1 | Apartment

\$600 PER WEEK



9/26 Goodwin Street, Narrabeen NSW, 2101

2 1 1 | Apartment

\$680 PER WEEK



5/28 Howard Avenue, Dee Why NSW, 2099

1 1 1 | Apartment

deposit taken

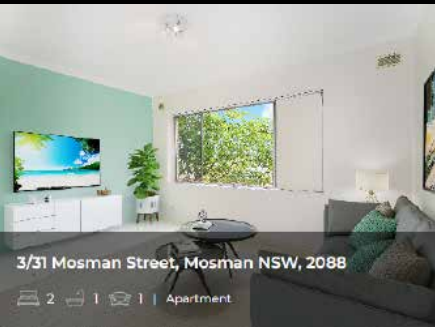
scan to view
these properties



302/822 Pittwater Road, Dee Why NSW, 2099

1 1 1 | Apartment

\$720 PER WEEK



3/31 Mosman Street, Mosman NSW, 2088

2 1 1 | Apartment

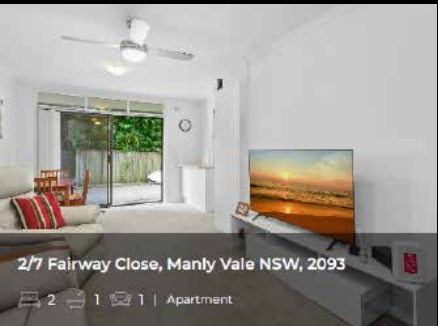
\$745 PER WEEK



25/46 The Crescent, Dee Why NSW, 2099

2 1 1 | Apartment

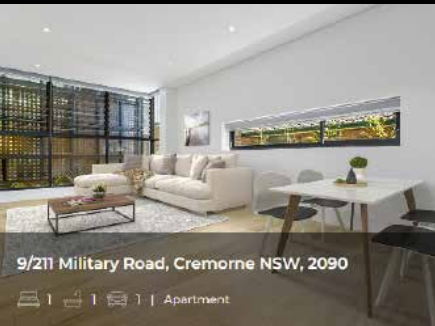
\$750 PER WEEK



2/7 Fairway Close, Manly Vale NSW, 2093

2 1 1 | Apartment

\$770 PER WEEK



9/211 Military Road, Cremorne NSW, 2090

1 1 1 | Apartment

\$790 PER WEEK



deposit taken

scan to view
these properties





deposit taken



\$850 PER WEEK



deposit taken



\$890 PER WEEK



deposit taken

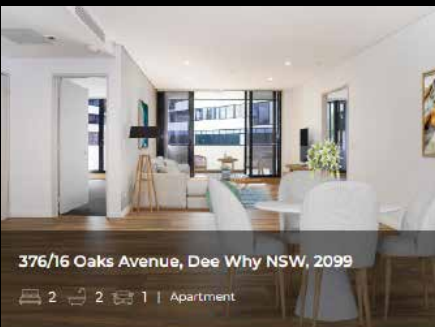


\$890 PER WEEK

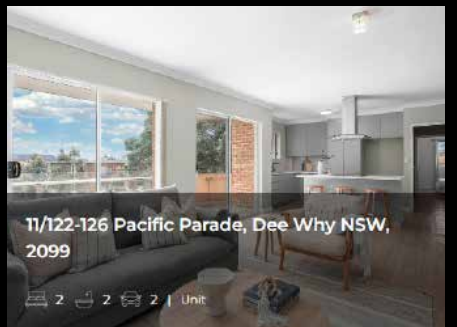
**scan to view
these properties**



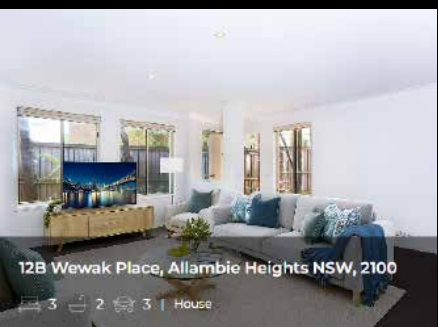
deposit taken



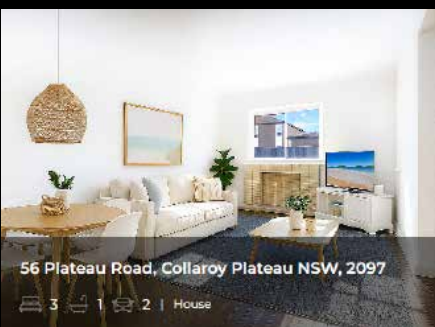
\$1,100 PER WEEK



\$1,200 PER WEEK



\$1,300 PER WEEK



deposit taken



\$1,400 PER WEEK

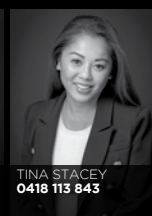
**scan to view
these properties**



novak rentals

40+ YEARS OF EXPERIENCE

Our Senior Property Managers boast 40+ years' combined experience, offering expertise, mentorship, network, and strategic insights for effective management of your property.





I'll get
you sold

\$0
marketing



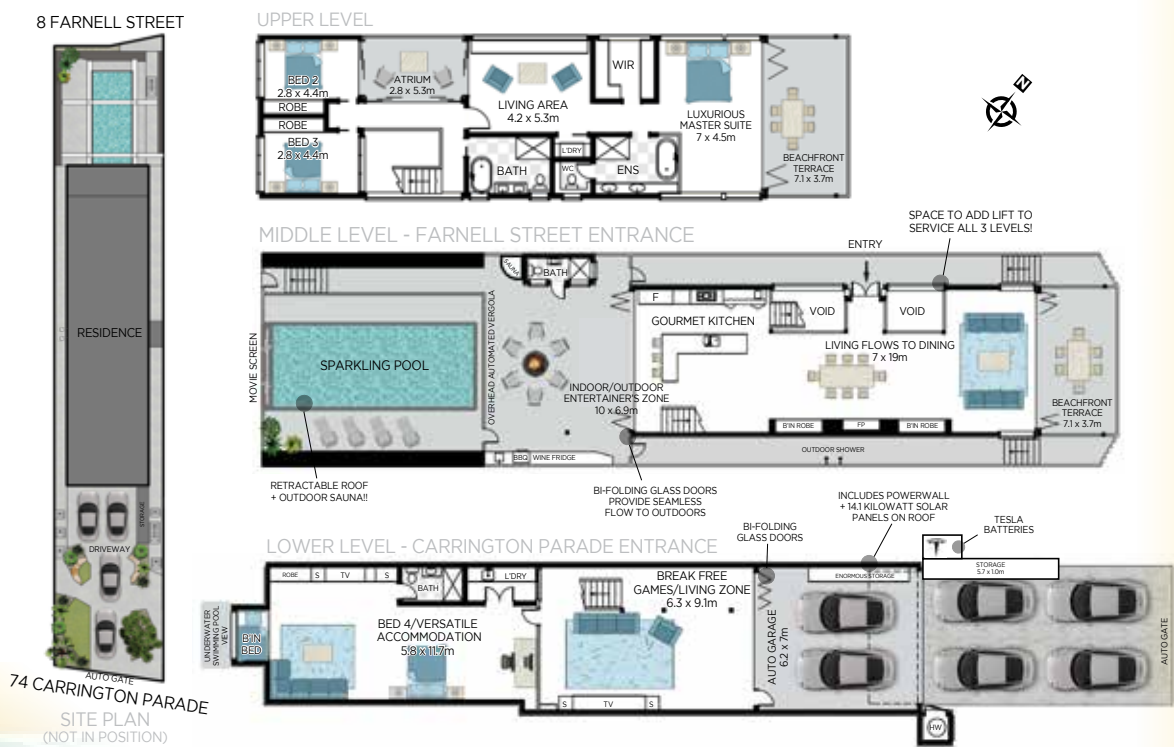
"I'm incredibly proud
to be named one of
**Australia's Top 50
Women in Real
Estate for 2025....**"

Lisa Novak

Test the market
with the
\$0 marketing
strategy I'm
famous for.
**No catches,
just proven sales.**




LISA NOVAK
0488 99 8888

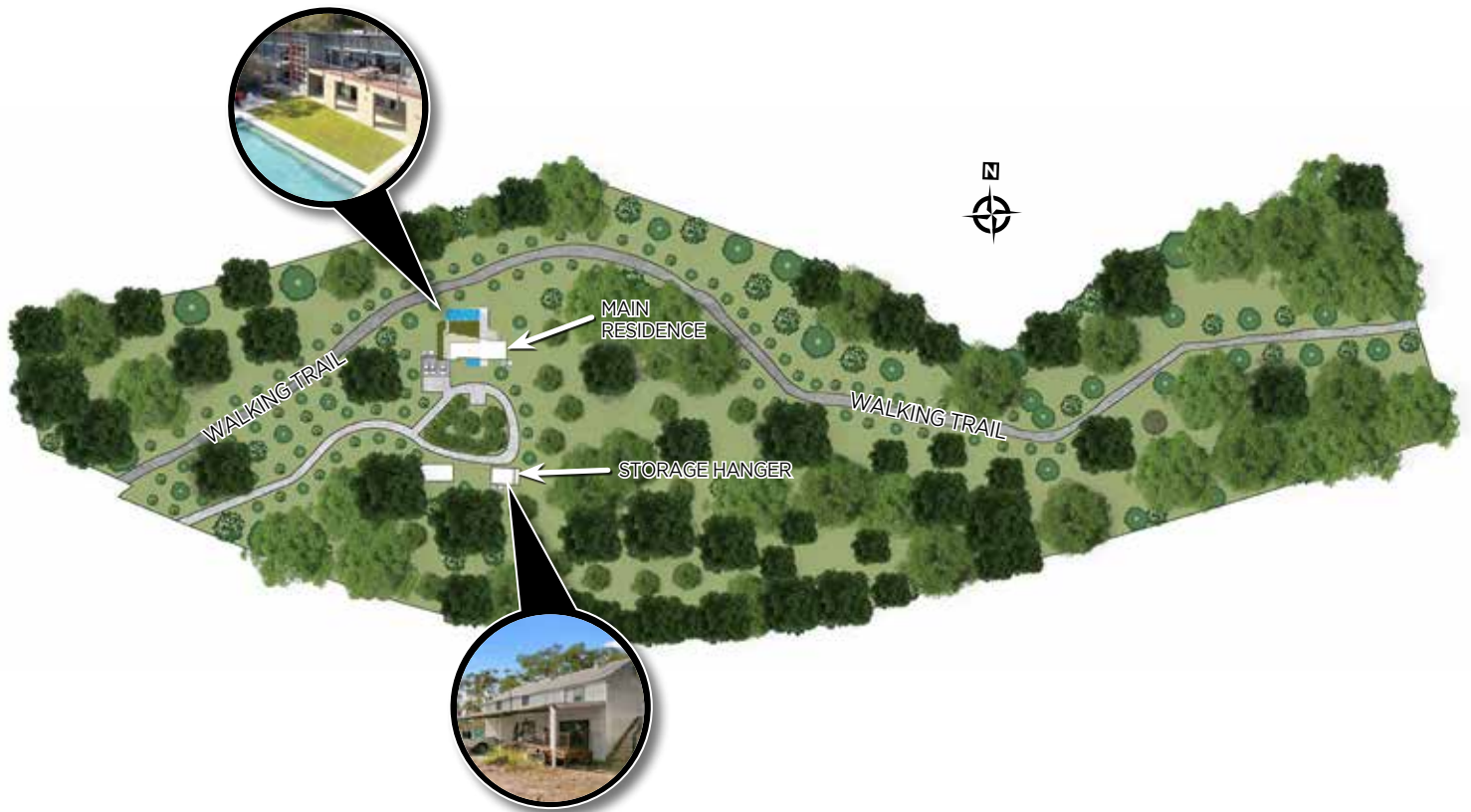


impeccable beachfront dream home

BED 4 | BATH 4 | CAR 6

- | Grand beachfront masterpiece over 3 levels
- | Awe inspiring facade with sleek lines & glass
- | Rare dual street access for ultimate privacy
- | Meticulously crafted to maximize ocean views
- | Homes like this are a true architectural feat
- | Interior exudes effortless sophistication
- | Blending contemporary elements with charm
- | Expansive terraces with uninterrupted views
- | Living areas designed for relaxation & fun
- | Seamless transition between indoor & outdoor
- | Frameless bi-fold doors invite ocean breeze
- | Statement mineral pool with movie screen
- | Automated roofing for all weather entertaining
- | Built-in BBQ, sub zero fridge, fire pit & infrared sauna
- | State of the art kitchen with gourmet appliances
- | Master retreat with ocean views & terrace

| | | |
|---|--|---|
|  SCAN TO VIEW | LAND SIZE 577 square metres | POTENTIAL RENT \$7000 - \$7150 pw |
| | COUNCIL RATES \$1090 per quarter | CURRENT RENT \$0 pw |
| | WATER RATES \$320 per quarter | we never sleep 24/7 |



massive 22 acres - 1st time offered in 25 years

BED 5 | BATH 3 | CAR 6

- | One of the largest private acreages!
- | A RARE opportunity for grand property!
- | Your own parkland, fit for a celebrity
- | Lush bushland with endless walking tracks
- | A serene creek in a tranquil setting
- | Ultimate privacy with a private driveway
- | Spread across two impressive levels
- | Hotel sized pool on sun drenched grounds
- | Lavish entry through grand double doors
- | Awe inspiring residence with vast spaces
- | Massive rumpus room with built-in bar
- | North facing gardens connect to living
- | Perfect for seamless indoor-outdoor living
- | Open plan chef's kitchen for culinary fans
- | Sky high ceilings frame natural surroundings
- | A massive terrace offers breathtaking views
- | Impressive bedrooms with enormous windows
- | Stunning nature backdrops captured perfectly



SCAN TO VIEW

LAND SIZE

8.8 hectares

POTENTIAL RENT

\$3500 - \$3650 pw

COUNCIL RATES

\$251 per quarter

CURRENT RENT

\$0 pw

WATER RATES

\$17 per quarter

**we never sleep
24/7**



a beach house like no other!

BED 5 | BATH 4 | CAR 4

- | One of a kind 3 level beachside home
- | Stunning water views from every room
- | Elegant handcrafted detailing throughout
- | Indoor-outdoor flow with harbour views
- | Heated 20m pool with porthole windows
- | Expansive terraces for entertaining
- | Lush gardens in tranquil cul-de-sac
- | Direct access to nature reserve trails
- | Chef's kitchen at the home's centre
- | Lavish master with private terrace view
- | Ensuite with artisan craftsmanship
- | Gym/yoga space or guest accommodation
- | Air-cond in all bedrooms for perfect climate
- | Heated ensuite floors for luxury living
- | Video security ensures peace of mind
- | Steps from Spit to Manly scenic walkways



SCAN TO VIEW

| | |
|---|---|
| LAND SIZE 482 square metres | POTENTIAL RENT \$3500 - \$3650 pw |
| COUNCIL RATES \$837 per quarter | CURRENT RENT \$0 pw |
| WATER RATES \$263 per quarter | we never sleep 24/7 |



showstopping penthouse with views

BED 3 | BATH 2 | CAR 2

- | Brand new world class penthouse
- | Completion expected this August
- | Prestige address in Queenscliff
- | Only 3 luxe full floor apartments
- | 180° views from Queenscliff to Manly
- | Glass doors open to epic coastline
- | Huge terrace with 6 star finishes
- | Open plan living, fireplace feature
- | Kitchen with premium stone + style
- | Lavish bathrooms with luxe touches
- | Private lift + ducted air-cond throughout
- | Double garage in secure building
- | 30m2 of storage or wine cellar use
- | 200m2 total with 30m2 terraces
- | Award winning builder + architects
- | Rare gem in tightly held location



| | |
|------------------------------------|--------------------------------------|
| TOTAL SIZE 200m2 | POTENTIAL RENT \$3000 - \$3150 pw |
| COUNCIL RATES \$404 per quarter | CURRENT RENT \$0 pw |
| we never sleep 24/7 | WATER RATES \$169 per quarter |

what is the new value of your property?

property
values
have
changed



SMS YOUR PROPERTY
ADDRESS TO

0430 344 700

AND I'LL GET BACK
TO YOU WITHIN

3 MINUTES

WITH A FIGURE

Michael Burgio



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MICHAEL BURGIO
0430 344 700



the paramount - unmatched prestige

BED 4 | BATH 2 | CAR 4

- | Unrivalled location in coastal Sydney
- | 5 acre estate with ocean & park views
- | Quiet cul-de-sac, close to everything
- | Moments from Elanora Country Club
- | Modern, light filled single level home
- | Floor to ceiling glass capturing views
- | Formal lounge with fireplace & seamless flow
- | Open plan living and dining with breaky bar
- | New Bosch kitchen & induction cooktop
- | Integrated dishwasher for convenience
- | 4 spacious bedrooms with built-in storage
- | Ceiling fans in every bedroom for comfort
- | Newly renovated contemporary bathroom
- | Expansive rear terrace with stunning vistas
- | Landscaped paddocks with natural irrigation
- | Second driveway access to paddocks & trail



| | |
|-------------------------------------|--------------------------------------|
| LAND SIZE 5 acres | POTENTIAL RENT \$2500 - \$2600 pw |
| COUNCIL RATES \$1082 per quarter | CURRENT RENT \$2200 pw |
| WATER RATES \$140 per quarter | we never sleep 24/7 |

NORTH WILLOUGHBY | 16 LEA AVENUE

COMING SOON



coming soon

an impeccable offering

5 BED | 4.5 BATH | 3 CAR

- | Impressive street frontage
- | Blue-chip location!
- | Bifold doors open to backyard escape
- | Oversized bedrooms, lush bathrooms
- | 3 car parking with internal access



**must be sold
in seven days!!**

BED 4 | BATH 4 | CAR 8

- | Grand duplex with private lift access
- | Internal lift spans all three levels
- | Eight car garage, rare Northern gem
- | Seamless flow to gardens & terraces
- | Bespoke finishes, pure luxury feel
- | Four large beds with luxe ensuites
- | Herringbone oak floors, timeless look
- | Expansive living and dining areas
- | Marble kitchen with sculpted island
- | Miele appliances, gourmet gas cooktop
- | Alfresco terrace with BBQ kitchen
- | Landscaped yard, level artificial lawn
- | Middle Harbour views from elevated level
- | Palatial master with walk-in dressing room
- | Marble baths with gold & brass accents
- | Elite coastal living at grand scale



SCAN TO VIEW

| | |
|---|---|
| LAND SIZE 344 square metres | POTENTIAL RENT \$2500 - \$2650 pw |
| COUNCIL RATES \$585 per quarter | CURRENT RENT \$0 pw |
| we never sleep 24/7 | WATER RATES \$200 per quarter |



grand family entertainer with views!

BED 6 | BATH 4 | CAR 4

- | Grand family home - first time offered!
- | Flexible home for multi gen living
- | Quiet, family friendly neighbourhood
- | Sweeping district & ocean panoramas
- | Flexible layout suits large families
- | Multiple living zones across the home
- | Light filled upstairs living space
- | Designer kitchen with luxe finishes
- | ZIP boiling, chilled&sparkling water system
- | Gas cooktop & sleek soft close drawers
- | Six bedrooms with built-in storage
- | Master retreat with walk-in & ensuite
- | Private guest wing with kitchen&lounge area
- | Self contained lower level for guests/income
- | Sunlit entertaining deck with Vergola roof
- | Oversized double garage with extra storage



SCAN TO VIEW

LAND SIZE
760 square metres

POTENTIAL RENT
\$2500 - \$2650 pw

COUNCIL RATES
\$663 per quarter

CURRENT RENT
\$0 pw

we never sleep
24/7

WATER RATES
\$290 per quarter



entire top floor
penthouse

BED 3 | BATH 2 | CAR 1

- | Exclusive 168m2 penthouse with no walls
- | Breathtaking, uninterrupted ocean views
- | 270° outlook from Manly to city skyline
- | Enormous 50m2 terrace for outdoor retreat
- | Perfect for hosting 20+ guests, pets welcome
- | Seamless indoor-outdoor living spaces
- | Outdoor kitchen with built-in BBQ station
- | Floor to ceiling glass for panoramic views
- | Bathed in natural light, endless vistas
- | Gourmet kitchen with sleek stone benchtops
- | Premium Miele appliances, ample storage
- | Spacious master suite with ensuite, built-in
- | Two queen bedrooms with built-in wardrobes
- | Luxurious bathroom with soaking tub, shower
- | Serene, private location with incredible lifestyle
- | Internal laundry, ample linen storage space



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 168 square metres | POTENTIAL RENT \$1500 - \$1650 pw |
| COUNCIL RATES \$424 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1335 per quarter | WATER RATES \$230 per quarter |

VIEWS STRETCH ALL THE WAY
TO BAHAI TEMPLENORTH-FACING
CHILD-FRIENDLY LEVEL
LAWNS, PERFECT FOR
SUMMERVIEWS OF LONG REEF,
DEE WHY & COLLAROY
DISTRICTFULL ENSUITE
WITH SHOWER
& BATH

on the cusp of north curl curl with views!

BED 4 | BATH 2 | CAR 3

- | Designer home built in 2001
- | Spans across two immaculate levels
- | Two living zones, perfect for all
- | Sunny North aspect, coastal views
- | Manicured yards front and back
- | Torrens title in boutique estate
- | Living flows to ocean view deck
- | Gourmet kitchen - entertainers dream
- | Palatial master with private bath
- | Large bedrooms with garden access
- | 5 star bathrooms, sleek design
- | Auto double garage, internal access
- | Covered ocean view covered deck to
- | Moments to Dee Why Beach & shops
- | Elegant design, premium finishes
- | Rare coastal home with everything



SCAN TO VIEW

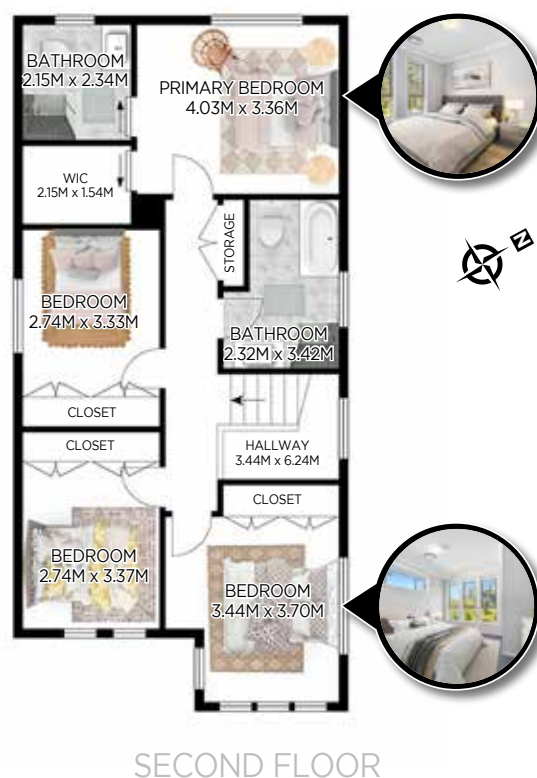
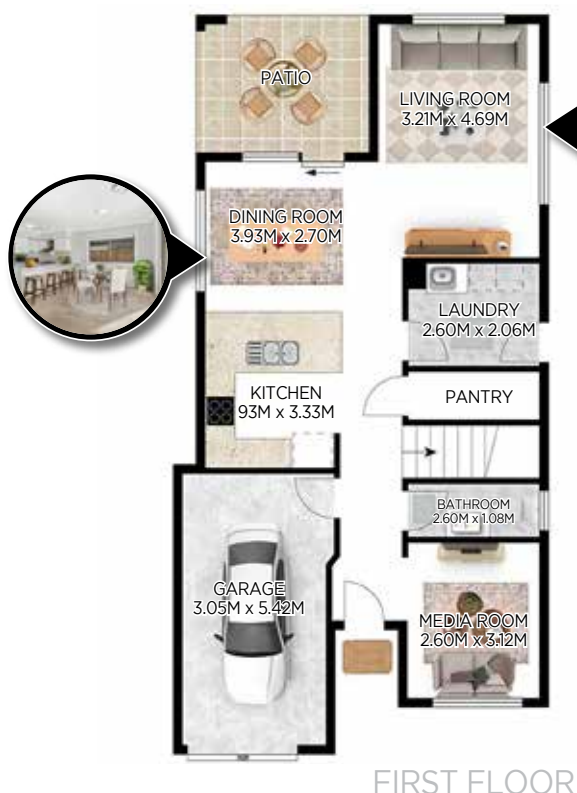
**we never sleep
24/7**
POTENTIAL RENT
\$1650 - \$1800 pw

COUNCIL RATES
\$468 per quarter

CURRENT RENT
\$1600 pw

GARDEN RATES
\$833 per quarter

WATER RATES
\$152 per quarter



stunning family entertainer!!

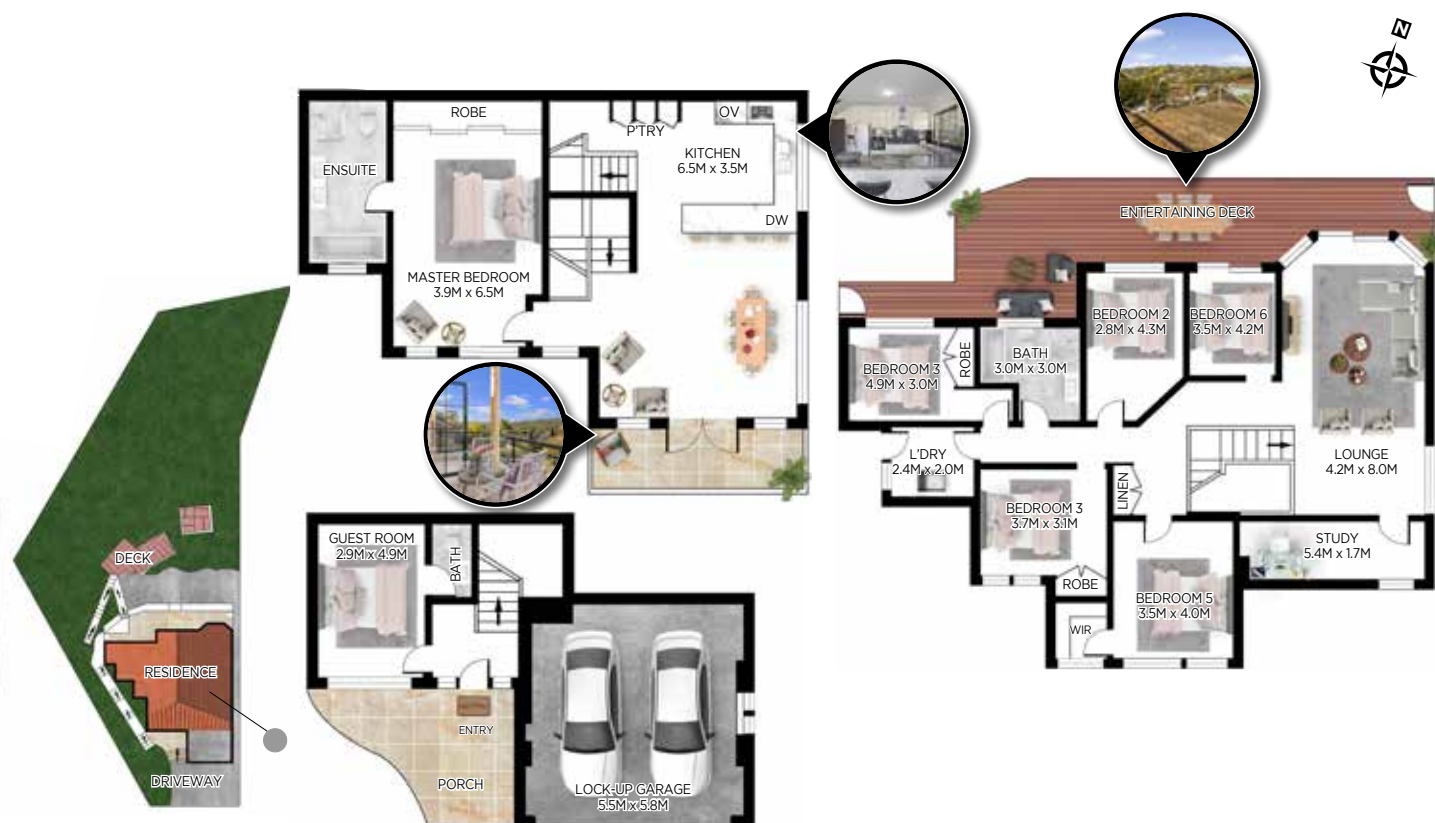
BED 4 | BATH 2 | CAR 2

- | Family friendly gem in quiet cul-de-sac
- | Spacious dual level home, move-in ready
- | Sunlit living flows to outdoor terrace
- | Gourmet kitchen with stone benchtops
- | Sleek gas cooktop, stainless steel appliances
- | Four oversized bedrooms with built-ins
- | Master retreat with ensuite & walk-in
- | Flexible upstairs rumpus or study space
- | Covered alfresco, perfect for hosting
- | Lush landscaped gardens for relaxation
- | Modern bathrooms with premium finishes
- | Ducted air-cond for year-round comfort
- | Secure garage with internal home access
- | Stroll to shops, schools & transport
- | Beaches & cafes just minutes away
- | Big, bright, stylish - ticks every box



SCAN TO VIEW

| | |
|---|---|
| LAND SIZE 273 square metres | POTENTIAL RENT \$1500 - \$1600 pw |
| COUNCIL RATES \$462 per quarter | CURRENT RENT \$1500 pw |
| STRATA RATES \$311 per quarter | WATER RATES \$171 per quarter |



frenchs forest mansion in luxury gated estate!

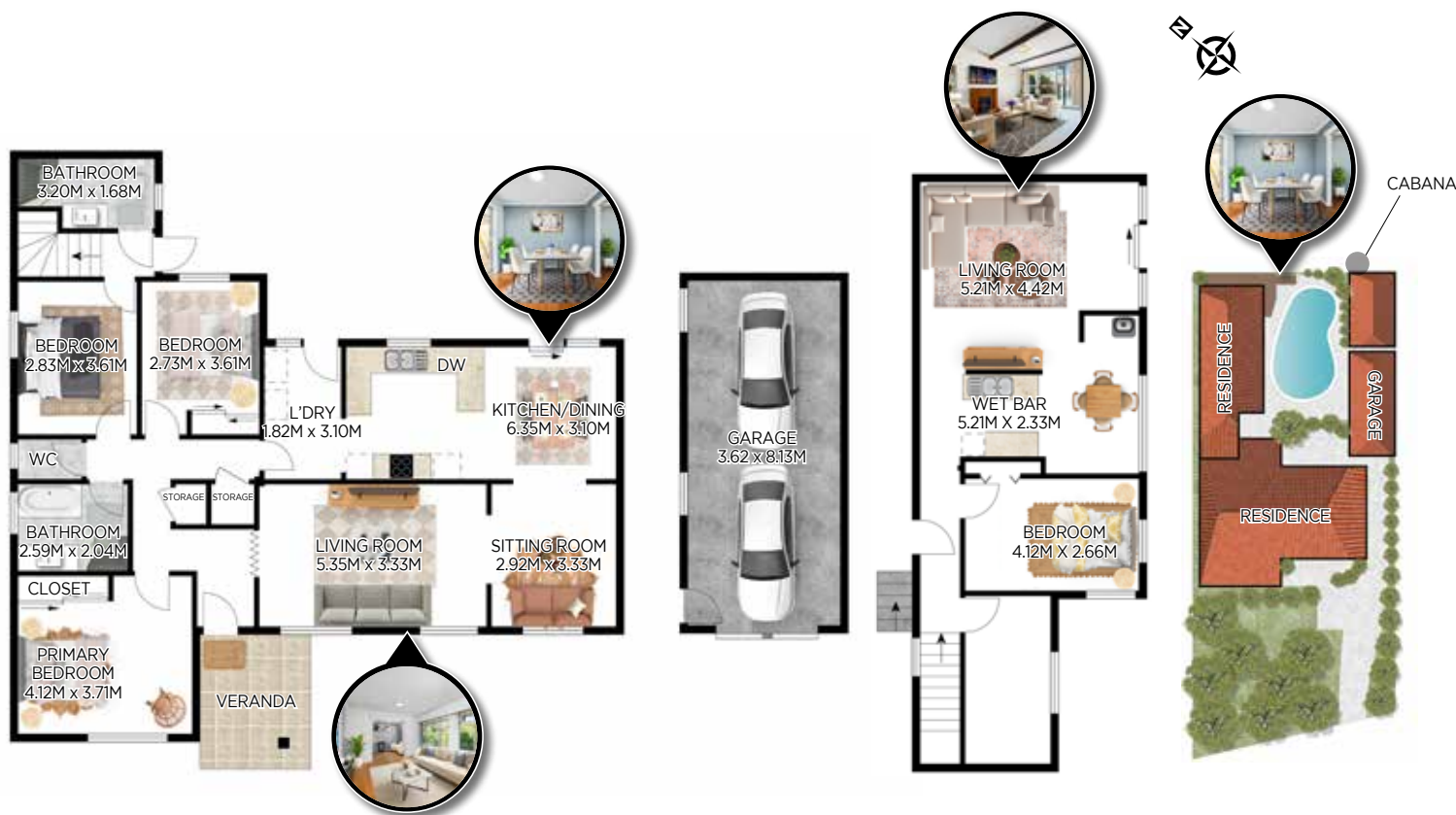
BED 6 | BATH 3 | CAR 4

- | Enormous home - set on over 1300m2 land
- | Regal Zenith Garden Estate, gated access
- | Versatile layout, bedrooms on each floor
- | Living zones flow to outdoor spaces
- | Classic home with scope to update
- | Rare value buy - this will be sold!
- | Elevated with bush & district views
- | Two large living areas for families
- | Chef's kitchen, stone island & gas cooking
- | Sunlit, spacious & flexible design
- | Luxe master retreat with ensuite
- | Ducted air-cond & gas throughout
- | Huge auto double garage, so much storage
- | Estate facilities: pool, gym, tennis courts
- | Landscaped grounds, kids playground
- | Near parks, shops, schools, hospital & trans



SCAN TO VIEW

| | |
|---|---|
| LAND SIZE 1315 square metres | POTENTIAL RENT \$2000 - \$2150 pw |
| COUNCIL RATES \$564 per quarter | CURRENT RENT \$0 pw |
| we never sleep 24/7 | WATER RATES \$168 per quarter |



big block, floorplan & big potential

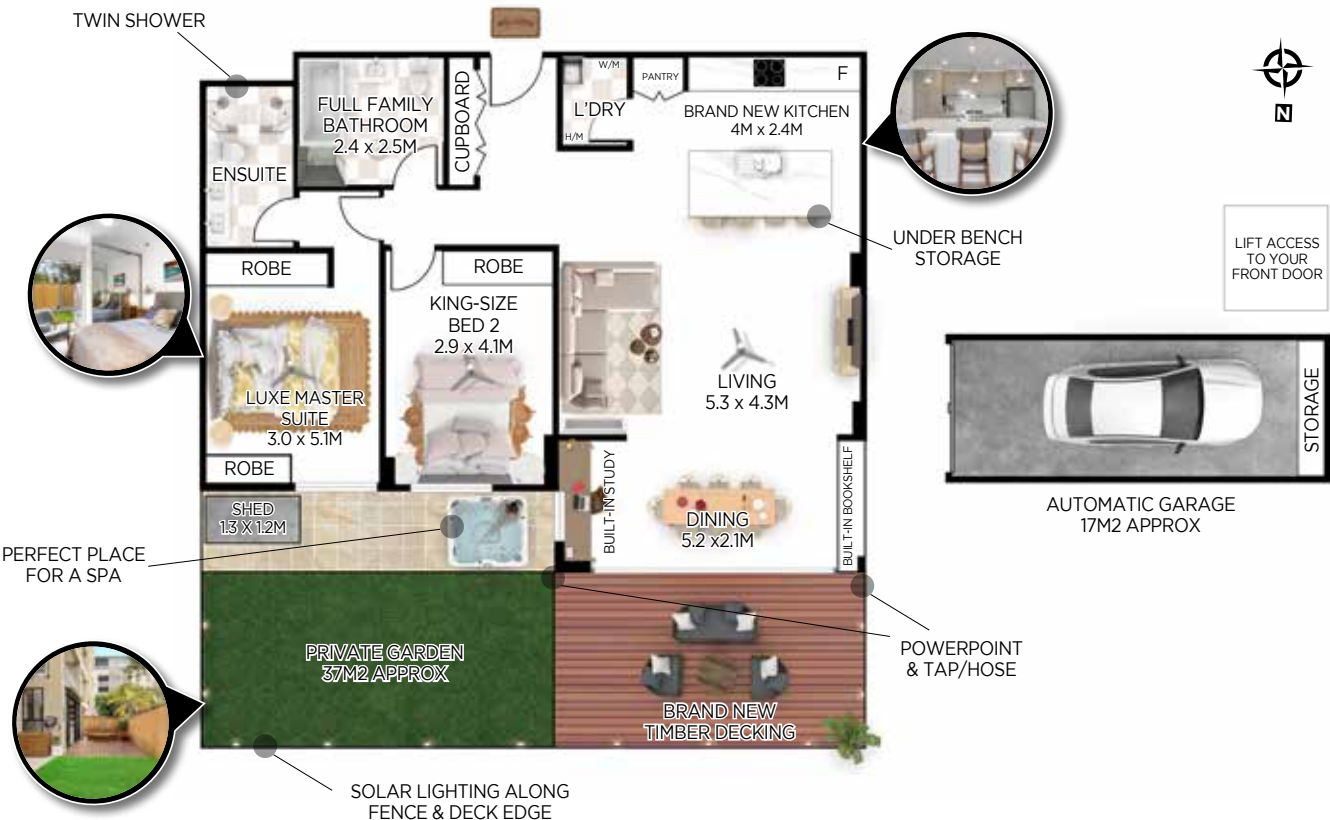
BED 5 | BATH 2 | CAR 2

- | Perfect upsize on over 700m2 of land
- | Flexible layout with up to 5 bedrooms
- | Ideal for dual living or large families
- | Light filled living flows to outdoors
- | Spacious gas kitchen with eat-in space
- | Classic timber floors add timeless charm
- | Optional self contained living zone
- | Great for teens, guests or rental income
- | Sparkling inground pool with cabana zone
- | Private alfresco - built to entertain
- | Huge garage + 3 car off street parking
- | Move in ready with scope to add value
- | Rare blend of space, lifestyle, income
- | 5 mins to sun soaked Warriewood Beach
- | 6 mins to shops, cafes & local dining
- | 7 mins to golf & Mona Vale town center



SCAN TO VIEW

| | |
|---|---|
| LAND SIZE 701 square metres | POTENTIAL RENT \$1450 - \$1600 pw |
| COUNCIL RATES \$501 per quarter | CURRENT RENT \$0 pw |
| we never sleep 24/7 | WATER RATES \$171 per quarter |



simply breathtaking garden apartment!

BED 2 | BATH 2 | CAR 1

- | House like garden apartment 155m2!
- | Fully renovated, over \$200k spent
- | Designer complex in prime location
- | Ideal layout with huge proportions
- | North facing, sun drenched aspect
- | Rare entertainer's deck and garden
- | Solid spotted gum timber decking
- | Manicured yard for kids and pets
- | Private with lush green outlook
- | Motorised retractable sun awning
- | Oversized living with outdoor flow
- | Chef's kitchen, stone breakfast bar
- | Engineered oak over concrete slab
- | Master suite like a luxury hotel
- | Twin shower ensuite, double vanity
- | Steps to shops, beach, and transport



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 155 square metres | POTENTIAL RENT \$1300 - \$1450 pw |
| COUNCIL RATES \$424 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$2147 per quarter | WATER RATES \$171 per quarter |



luxury residence!
luxury beyond belief!

BED 2 | BATH 2 | CAR 1

- | Brand new stylish apartment
- | Climate controlled with full glazing
- | Open plan living with beautiful floors
- | Contemporary kitchen with Miele appliances
- | Excellent flow to entertainer's balcony
- | Two bedrooms, master with ensuite
- | Spacious master bedroom opens to balcony
- | Enclosed study with built-in workspace
- | Elegant bathrooms with soft close drawers
- | Luxurious finishes in light and dark tones
- | Bring nature home with leafy surrounds
- | Entertain guests on the large balcony
- | Security building with intercom access
- | Walk across to Glenrose Shopping Centre
- | Access retail shops on ground level
- | Transport, parks and beaches nearby



| | |
|------------------------------------|--------------------------------------|
| we never sleep 24/7 | POTENTIAL RENT \$1250 - \$1350 pw |
| COUNCIL RATES \$450 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1172 per quarter | WATER RATES \$170 per quarter |



feels like a penthouse!!

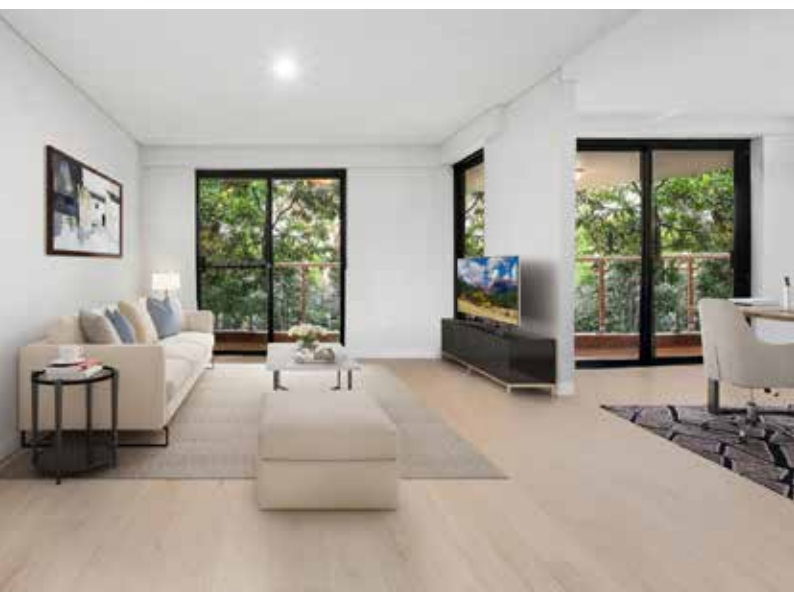
BED 2 | BATH 2 | CAR 1

- | Premium 1st floor apartment home
- | Set in a boutique luxury complex
- | Coveted NE aspect, all day sunshine
- | Breezy & bright with coastal airflow
- | Elegant open-plan living plus dining
- | Sunlit private entertainer's balcony
- | Stone kitchen, gas, premium finishes
- | Bedrooms with built-ins + balconies
- | Master suite with luxe ensuite vibe
- | Stylish bath with tub & bold design
- | Hidden laundry with sleek detailing
- | Secure parking + lock-up storage
- | Direct lift access to your front door
- | Video intercom + secure building
- | Walk to cafés, shops & B-Line buses
- | In a tightly held modern complex



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 118 square metres | POTENTIAL RENT \$850 - \$900 pw |
| COUNCIL RATES \$426 per quarter | CURRENT RENT \$0 pw |
| WATER RATES \$171 per quarter | we never sleep 24/7 |



feels like a 3 bedder with a luxe feel!

BED 2 | BATH 2 | CAR 1

- | Fully renovated 2 bedroom apartment
- | In beachside hub of Dee Why area
- | 133m2 with house like proportions
- | Luxe apartment feel throughout
- | Flowing living & dining spaces
- | Wraparound sunlit private terrace
- | Perfect for relaxing, entertaining
- | Versatile plan, study or guest room
- | Stone kitchen with ample storage
- | Two beds with built-in wardrobes
- | Master with ensuite & garden views
- | Sleek bathrooms, full size bathtub
- | Internal laundry, linen cupboard
- | Secure car space, easy lift access
- | Private, boutique complex setting
- | Walk to beach, cafes, buses & shops



| | |
|---|---|
| TOTAL SIZE 133 square metres | POTENTIAL RENT \$1100 - \$1150 pw |
| COUNCIL RATES \$404 per quarter | CURRENT RENT \$0 pw |
| we never sleep 24/7 | WATER RATES \$171 per quarter |

DEE WHY | 309A/2 OAKS AVENUE

GUIDE \$1,420,000



sparkling and luxurious living!

BED 2 | BATH 2 | CAR 1

- | Sought after corner apartment gem
- | North facing 2 bedroom luxury pad
- | Buy now with 10% deposit & settle later
- | Sparkling space for entertaining
- | 89m2 of stylish internal living
- | 9m2 balcony for alfresco dining
- | 2 generous bedrooms with built-ins
- | Corner master with ensuite views
- | Hotel style bathrooms, oversized
- | Designer kitchen with bold flair
- | Stunning high end modern finishes



SCAN TO VIEW

DEE WHY | 204A/2 OAKS AVENUE

GUIDE \$907,500



afterpay your way to luxury!

BED 1 | BATH 1 | CAR 1

- | A life of luxury. A fraction of the cost!
- | Spacious & well proportioned living areas
- | 2 stylish, functional & dreamy bedrooms
- | State of art, brand new finishes throughout
- | Sought after prime location in Dee Why
- | Super sized hotel quality bathrooms
- | Customisable, have a say in the build you
- | Primely positioned in the heart of Dee Why
- | The lifestyle upgrade you deserve!
- | Short walk to shops, cafes & the beach
- | Secure basement parking



VIEW LOOKBOOK



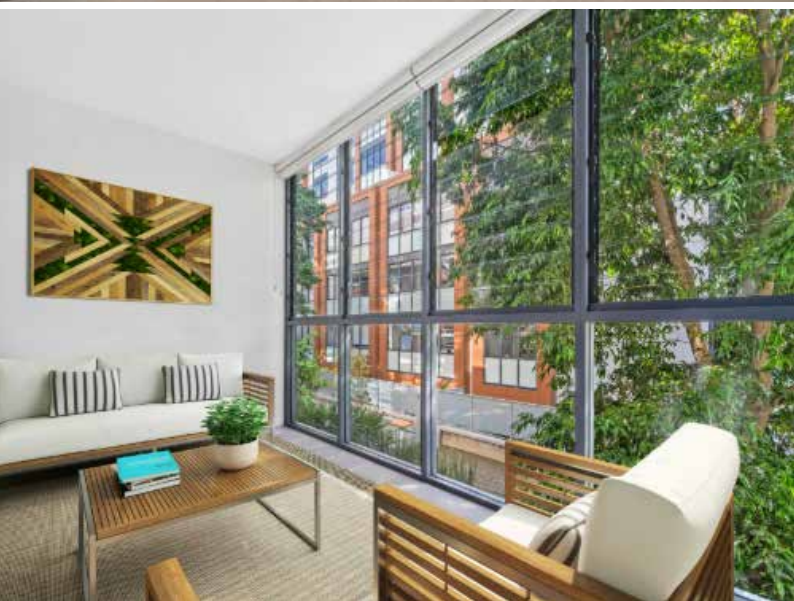
the **list** weekly 27



two of everything -
designer apartment!!

BED 2 | BATH 2 | CAR 2

- | 2 bedroom ground floor home
- | Secure apartment in modern block
- | Bright open living & dining zones
- | Enclosed sunny entertaining balcony
- | Sleek kitchen with dishwasher inside
- | Extra built-in storage cupboards
- | King sized main with built-in robe
- | Ensuite attached to main bedroom
- | Queen second bed with built-in also
- | Modern main bathroom, quality finishes
- | Internal New York style laundry
- | Gas bayonet for heating in living area
- | 2 secure car spaces under building
- | Lift access from garage to door
- | Peaceful and private garden feel
- | Close to shops, cafés, and transport



| | |
|---|---|
| TOTAL SIZE 109 square metres | POTENTIAL RENT \$900 - \$950 pw |
| COUNCIL RATES \$424 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1322 per quarter | WATER RATES \$171 per quarter |

FRENCHS FOREST | 32/7 RODBOROUGH ROAD GUIDE \$1,195,000



**free sausage sizzle
every saturday 12-1pm**

BATH 1 | CAR 2

COMMERCIAL / INDUSTRIAL WAREHOUSE

- | High clearance 1.93m, 2 storey warehouse
- | New space with 5.4-5.7m ceiling height
- | Motorised roller shutter door (4.5m high approx)
- | Kitchen & bathroom for overnight work
- | Medium rigid trailer vehicle access
- | 3 Phase 60 amp power (optional)
- | 20ft container bay on request
- | High bay LED lighting throughout
- | 2 Double power outlets installed
- | Concrete common walls for durability
- | Completion scheduled for 2026
- | Spacious design for versatile use
- | Modern amenities for efficiency & comfort
- | Ideal for business or storage needs
- | Secure location with easy access



SCAN TO VIEW

| | |
|---|--|
| TOTAL SIZE 166 square metres | POTENTIAL RENT \$950 - \$1150 pw |
| COUNCIL RATES \$355 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$562 per quarter | WATER RATES \$162 per quarter |



164m2 of pure wow! this has it all

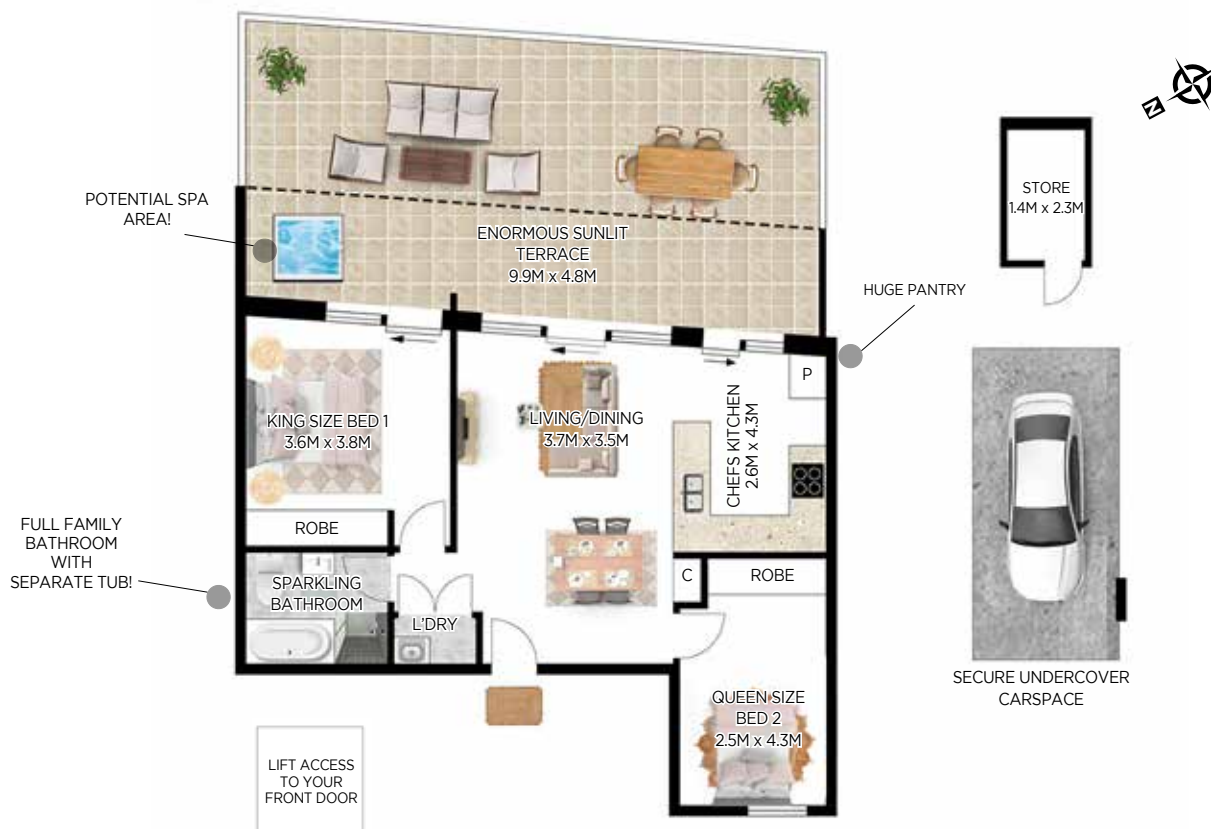
BED 2 | BATH 2 | CAR 2

- | HUGE 164m2 home with house like scale
- | Wrap around balcony off spacious living
- | Secure boutique complex of 13
- | Enormous kitchen, built to entertain
- | Walk-in butler's pantry + big laundry
- | Separate living and dining zones
- | King master, ensuite & own balcony
- | Large 2nd bed with built-in robes
- | Main bath with tub and separate shower
- | Timber floors in main living spaces
- | Rare double lock-up garage included
- | Solid full brick for lasting quality
- | Beautifully maintained complex
- | Massive double lock-up garage, rare
- | Prime location - walk to shops & cafes



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 164 square metres | POTENTIAL RENT \$900 - \$950 pw |
| COUNCIL RATES \$424 per quarter | CURRENT RENT \$0 pw |
| we never sleep 24/7 | WATER RATES \$177 per quarter |



the 'x' factor apartment

BED 2 | BATH 1 | CAR 1

- | Sunlit terrace apartment - 124m2 total
- | Warm, stylish interiors with good vibes
- | North East sunlight floods the space
- | Huge 47m2 entertainer's dream terrace
- | Terrace flows off living & main bedroom
- | Total privacy & premium finishes
- | Open plan living and dining layout
- | Chef's kitchen with quality appliances
- | King-size master with built-in robes
- | Queen-sized second bedroom, sun-filled
- | Pristine bathroom with separate tub
- | Prime Manly Vale location, central spot
- | Stroll to shops, cafés & daily needs
- | 200m from transport to the city
- | Internal laundry + secure car parking
- | So much storage, storage cage downstairs



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 124 square metres | POTENTIAL RENT \$850 - \$900 pw |
| COUNCIL RATES \$344 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1657 per quarter | WATER RATES \$171 per quarter |



modern comfort meets resort living

BED 2 | BATH 2 | CAR 1

- | Oversized 2 bed family sized home
- | Open living-dining with great light
- | Large balcony with tropical outlook
- | Modern kitchen, caesarstone, gas cooktop
- | Two double bedrooms with built-ins
- | Master with ensuite, light filled
- | Main bath with modern sleek design
- | Internal laundry for convenience
- | Secure car space, easy access in
- | Resort style pool for relaxation
- | Sauna included in complex amenities
- | Bright and airy interiors throughout
- | Peaceful and private leafy setting
- | Quality modern finishes in every detail
- | Located close to shops and transport
- | Ideal for comfort and easy living



SCAN TO VIEW

TOTAL SIZE
100 square metres

POTENTIAL RENT
\$875 - \$925 pw

COUNCIL RATES
\$424 per quarter

CURRENT RENT
\$0 pw

STRATA RATES
\$2002 per quarter

WATER RATES
\$171 per quarter



luxury garden apartment

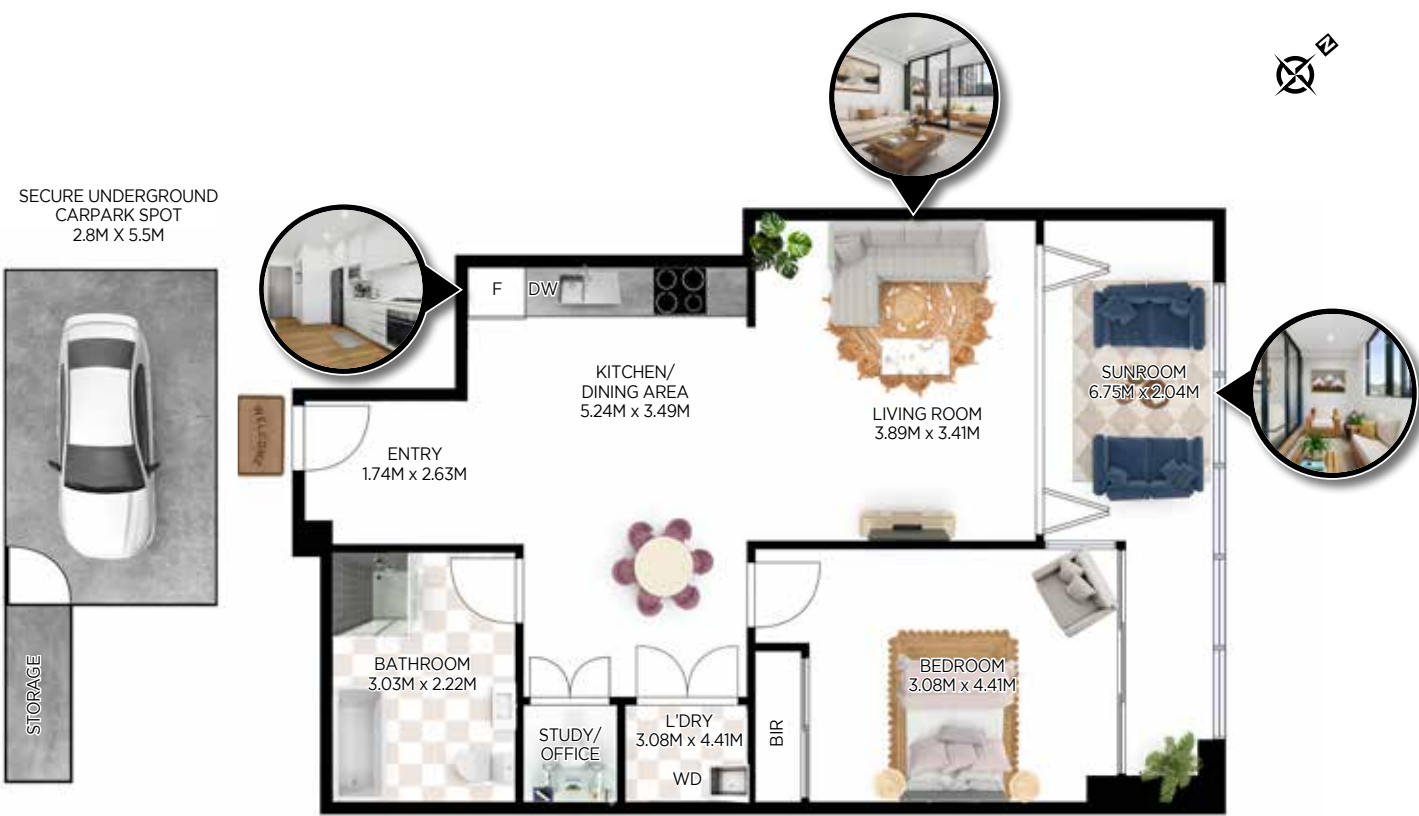
BED 1 | BATH 1 | CAR 2

- | Oversized garden oasis 128m2 of luxury
- | Near new build, only 12 months old!
- | Boutique complex, tightly held spot
- | Bigger than most 2 bedrooms
- | 30m2 courtyard + wrap around lawn
- | Covered alfresco, great for hosting
- | North facing aspect, all day sun
- | Indoor-outdoor open plan living
- | Designer kitchen with breakfast bar
- | Study nook, ideal for WFH setup
- | XL master with built-ins + terrace
- | Stylish, magazine worthy bathroom
- | Two secure side by side car spaces
- | Rare 4m2 lock-up storage cage
- | Lift access, no steps to your door
- | Quiet location, lifestyle convenience



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 128 square metres | POTENTIAL RENT \$750 - \$800 pw |
| COUNCIL RATES \$424 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1002 per quarter | WATER RATES \$171 per quarter |



bigger & better
than a two bedroom

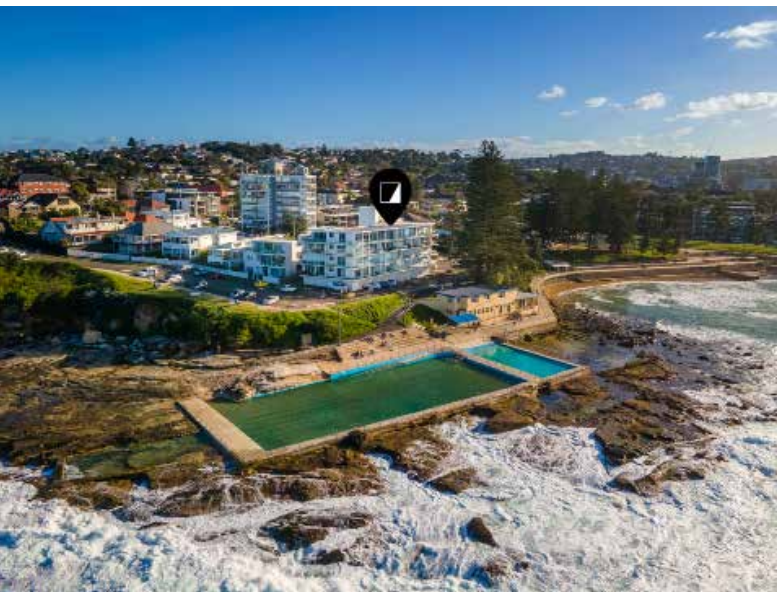
BED 1 | BATH 1 | CAR 1

- | Approx 90m2 title, spacious design
- | Study nook near open living space
- | Enclosed winter garden, airy flow
- | Secure parking space in basement
- | Stone kitchen with SMEG appliances
- | Timber look tiles in key areas
- | Bath with frameless glass shower
- | Ducted air-conditioning throughout
- | Built-in robes with mirrored finish
- | Ocean & district views from balcony
- | On-site building manager for security
- | Video intercom & lift to all floors
- | Pools, sauna, spa - resort style living
- | Two gyms, BBQs & garden areas
- | Woolies & retail hub downstairs
- | 800 m to Dee Why beach & coastal walk



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE Approx 90m2 | POTENTIAL RENT \$790 - \$840 pw |
| COUNCIL RATES \$404 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1040 per quarter | WATER RATES \$171 per quarter |



absolute surfside stunner!!

BED 1 | BATH 1 | CAR 1

- | The Endless Summer - beachside living awaits
- | Highly sought 'Beach Point' complex
- | Bright living zone, tiled floors, so light
- | Ideal kitchen layout, stone benchtops, gas
- | Sliding door leads to your summer balcony
- | Upgraded glass balustrades, surf and park views
- | Neat and tidy bathroom for convenience
- | Direct access parking space, hassle free
- | Refurbished full brick security building
- | Keypad entry and lift access for ease
- | Dee Why Beach and ocean pool at your feet
- | Beachfront cafes and dining just metres away
- | Perfect investment or summer weekender
- | This one won't last long - see it today!
- | Just 30 seconds to Dee Why Beach, so close!
- | This one won't last - see it today!



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 49 square metres | POTENTIAL RENT \$525 - \$575 pw |
| COUNCIL RATES \$425 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$756 per quarter | WATER RATES \$172 per quarter |



stylish & spacious - beach lifestyle living

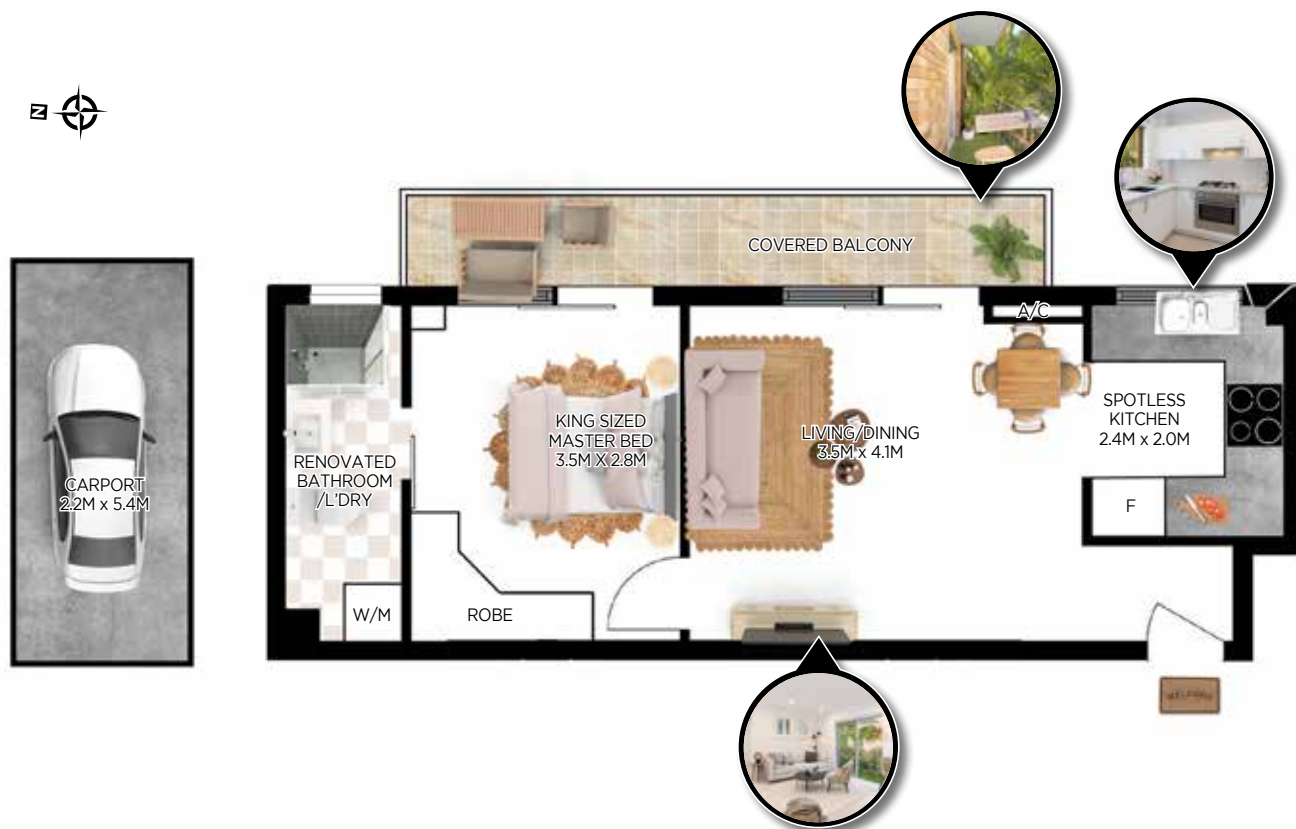
BED 1 | BATH 1 | CAR 1

- | Spacious 1 bed with built-in robe
- | Open plan living to sunlit balcony
- | Stone bench kitchen, sleek design
- | Stylish bath with internal laundry
- | Secure modern block with intercom
- | Basement car space, easy access
- | 80m2 on title - generous layout&storage
- | Moments to Dee Why Grand, dining
- | 300m to B-Line, fast CBD connection
- | 700m to Dee Why beachfront & surf
- | Ideal investment or first home buyer
- | Strong rental appeal & growth
- | Bright interiors, quality finishes
- | Airy layout with indoor-outdoor flow
- | Quiet position yet close to it all
- | Prime lifestyle and value location



SCAN TO VIEW

| | |
|---|---|
| TOTAL SIZE 80 square metres | POTENTIAL RENT \$680 - \$730 pw |
| COUNCIL RATES \$424 per quarter | CURRENT RENT \$0 pw |
| STRATA RATES \$1599 per quarter | WATER RATES \$174 per quarter |



flawlessly renovated, first floor gem

BED 1 | BATH 1 | CAR 1

- | Flawlessly renovated, first floor gem
- | Solid 70's brick, whisper quiet setting
- | Boutique block of only 10 homes
- | Bright open plan design, filled with light
- | Balcony connects living and bedroom
- | Sleek kitchen with Caesarstone tops
- | Stainless steel appliances throughout
- | Large bedroom with built-in robes
- | Stylishly updated modern bathroom
- | Contemporary internal laundry zone
- | Durable hybrid flooring throughout
- | Move-in ready with timeless appeal
- | Perfect for first buyers or investors
- | Walk to cafés, shops, express bus stops
- | Close to beaches, parks & dining spots
- | Low maintenance lifestyle by the sea



SCAN TO VIEW

we never sleep
24/7

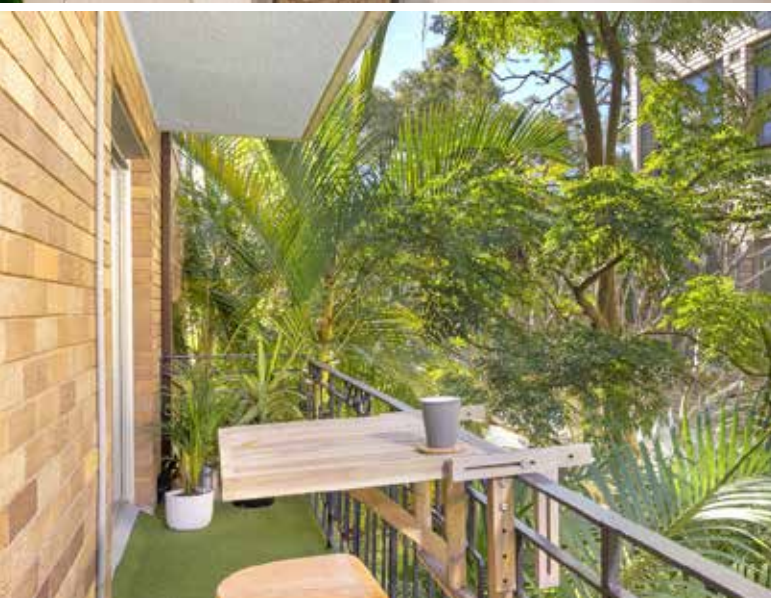
POTENTIAL RENT
\$620 - \$650 pw

COUNCIL RATES
\$427 per quarter

CURRENT RENT
\$0 pw

STRATA RATES
\$1035 per quarter

WATER RATES
\$171 per quarter



COMMERCIAL | 2 CAR STORAGE VAULT
FRENCHS FOREST 7 RODBOROUGH ROAD

GUIDE \$209,000



MORE THAN 65% SOLD

unlock passive income

the cheapest real estate on the northern beaches.

GENERAL FINISHES

- | Concrete floor and concrete ceiling
- | Roller shutter door
- | Ventilation panel above roller door
- | Non-combustible common walls
- | Security access control system
- | Double power outlet
- | Phone/data point



storage mezzanine in
a 22m2 storage unit



scan to view the lookbook!



we sold it.



BEACHSIDE SANCTUARY

SOLD FOR AN
incredible price!

40 PITT ROAD NORTH CURL CURL
2 BED | 2 BATH | 1 CAR



SOLD **\$843K**

PURCHASED FOR
\$655,750 in 2020

3/17 STURDEE PARADE DEE WHY
2 BED | 1 BATH | 1 CAR



SOLD **\$1.22M**

2 of everything

3/5 KINGSWAY DEE WHY
2 BED | 2 BATH | 2 CAR



SOLD **\$3.3M**

a rare gem!

19 COUTTS CRESCENT COLLAROY
6 BED | 5 BATH | 6 CAR



SOLD **\$1.73M**

PURCHASED FOR
\$1.11M in 2019

1013/15 HOWARD AVENUE DEE WHY
3 BED | 2 BATH | 2 CAR



SOLD **\$1.03M**

PURCHASED FOR
\$595K in 2012

3303/2 MOORAMBA ROAD DEE WHY
2 BED | 2 BATH | 2 CAR



SOLD **\$1.3M**

huge apartment

20/19 STURDEE PARADE DEE WHY
2 BED | 2 BATH | 2 CAR



SOLD **\$1.95M**

luxury home

11/28 LOCKWOOD AVENUE BELROSE
2 BED | 2 BATH | 2 CAR



FAIRYTALE HOME

SOLD FOR AN
incredible price!

69 PRESCOTT AVENUE DEE WHY
3 BED | 2 BATH | 4 CAR

commercial for sale

guide \$160k



guide \$175k



guide \$200k



guide \$209k



guide \$299k



guide \$330k



guide \$340k



guide \$388k



guide \$399k



guide \$475k



guide \$549k



guide \$600k



guide \$630k

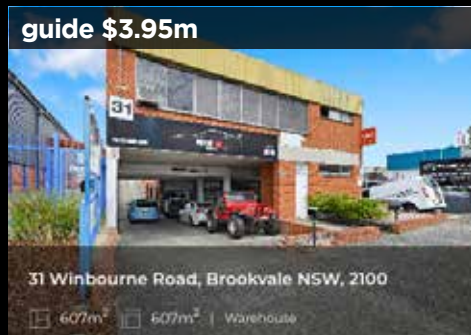
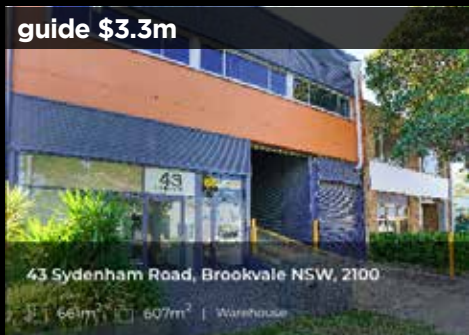
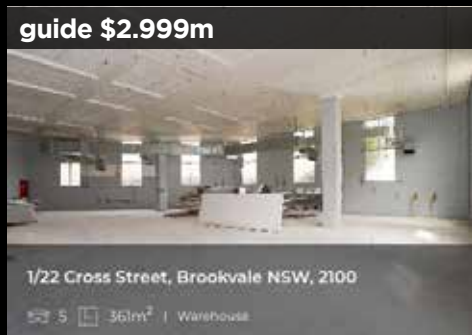
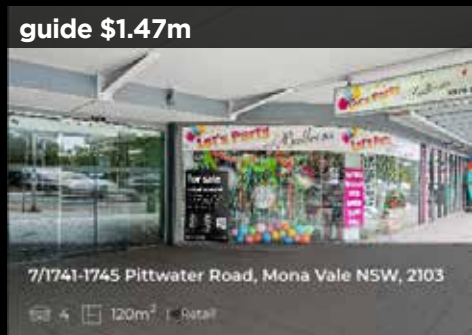
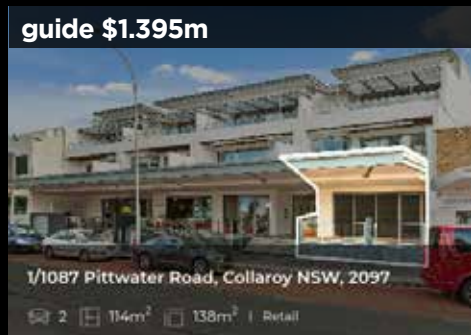
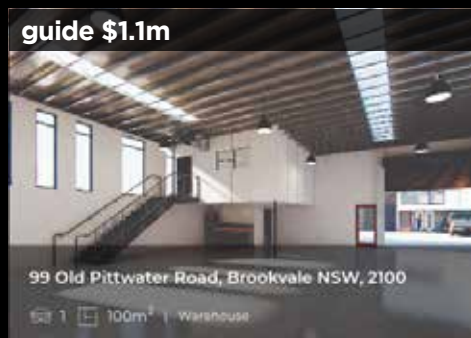


guide \$795k



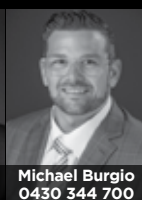
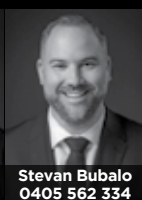
guide \$800k





novak commercial

CALL US 24/7 | WE NEVER SLEEP



SCAN QR
TO VIEW THESE
LISTINGS IN FULL

best of the best guide

SERVICE

REAL ESTATE AGENT
SOLICITOR
SOLICITOR
CONVEYANCER
ACCOUNTANT
ACCOUNTANT
BROKER
INSURANCE BROKER
VALUER
CARPENTER
CARPET LAYER
GARAGE DOORS
PLUMBER
ELECTRICIAN
HANDYMAN
LANDSCAPING
LAWN MOWING
PAINTER
PROPERTY STYLIST
PEST CONTROLLER

COMPANY

Novak Properties
HPL Law Group
Dott & Crossitt
The Conveyancing Practice
ZM Partners
Rosenfeld Kant & Co
Shore Financial
Wagland Salter and Associates
Fawcett Valuations
BNB Quality Constructions
Floorshop Australia
Imperial Garage Doors
City Wide Master Plumbing
Drazo Electrical
Hire a Hubby Dee Why
Peninsula Garden Angel - Cromer
Mow Escape
Goran Kalik Painting
The Property Stylist
ProGuard Pest Management

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Zach Constantinou
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Brett
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Degen
Drazo
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8978 6888 - 24/7
9450 1113
8315 3118
9981 6277
9262 2266
0432 601 076
0478 773 678
9497 4200
0433 110 716
1300 798 262
0410 634 171
0458 190 042
0411 802 548
0407 903 895
0405 397 397
0412 843 626
0400 010 373
0411 747 297
0402 083 166
0418 388 832



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any property. any time.

“From modest,
first-time investments
to multi-million-dollar
lifestyle properties,
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in finding your
perfect property”

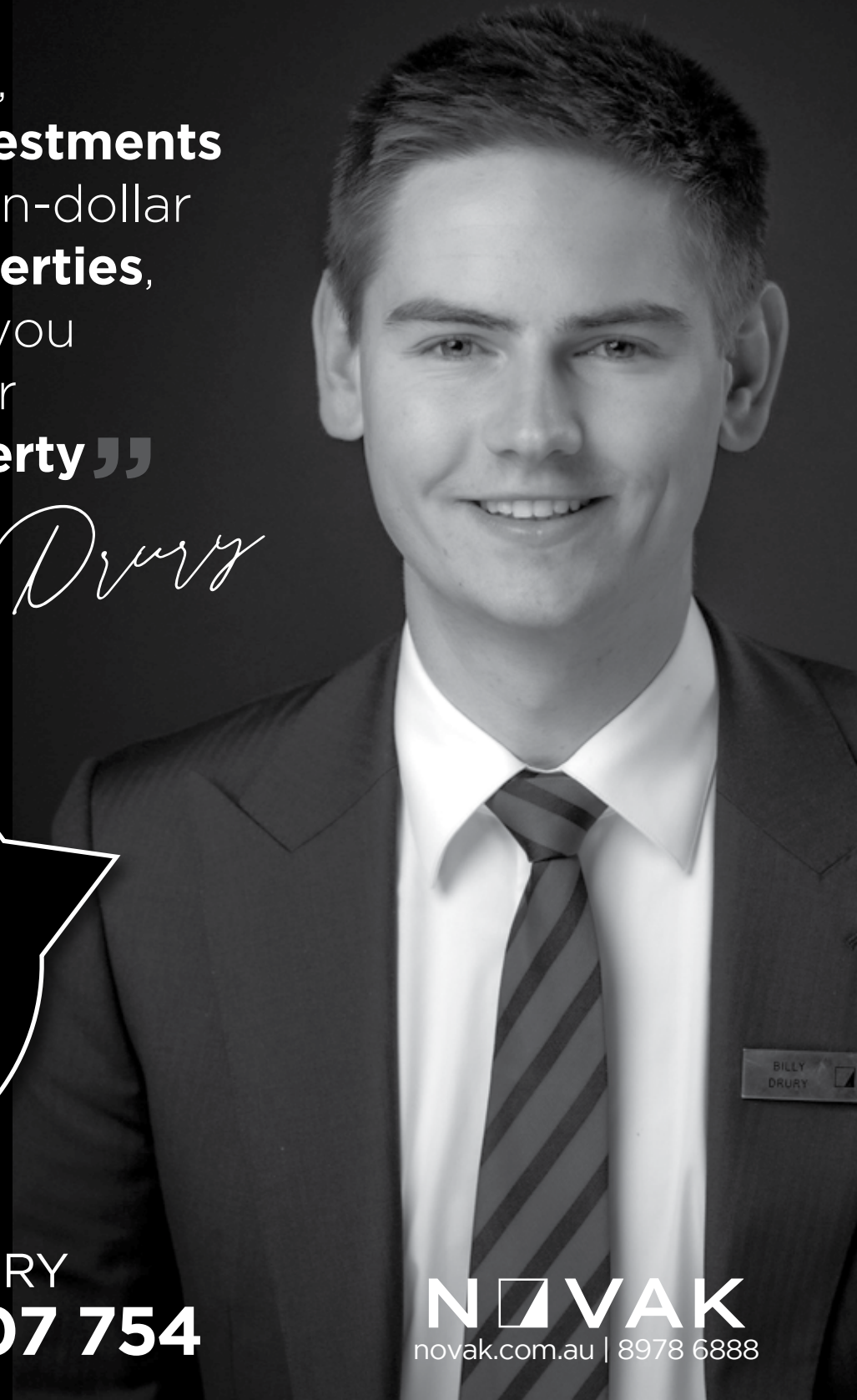
Billy Drury

give
me a
call
24/7



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SHORE FINANCIAL

Monthly home loan repayments

You could save thousands from a simple 0.50% interest rate reduction over the life of the loan

| LOAN AMT | \$500,000 | \$600,000 | \$700,000 |
|----------|-----------|-----------|-----------|
| 5.50% | \$2,839 | \$2,998 | \$3,975 |
| 6.00% | \$2,998 | \$3,598 | \$4,197 |
| 6.50% | \$3,161 | \$3,793 | \$4,425 |
| 7.00% | \$3,327 | \$3,992 | \$4,658 |
| 7.50% | \$3,497 | \$4,196 | \$4,658 |
| 8.00% | \$3,669 | \$4,403 | \$5,137 |
| 8.50% | \$3,845 | \$4,614 | \$5,383 |

| LOAN AMT | \$800,000 | \$900,000 | \$1,000,000 |
|----------|-----------|-----------|-------------|
| 5.50% | \$4,543 | \$5,111 | \$5,678 |
| 6.00% | \$4,797 | \$5,396 | \$5,996 |
| 6.50% | \$5,057 | \$5,689 | \$6,321 |
| 7.00% | \$5,323 | \$5,988 | \$6,654 |
| 7.50% | \$5,594 | \$6,293 | \$6,993 |
| 8.00% | \$5,871 | \$6,604 | \$7,338 |
| 8.50% | \$6,152 | \$6,921 | \$7,690 |

| LOAN AMT | \$1,200,000 | \$1,400,000 | \$1,600,000 |
|----------|-------------|-------------|-------------|
| 5.50% | \$6,814 | \$7,950 | \$9,085 |
| 6.00% | \$7,195 | \$8,394 | \$9,593 |
| 6.50% | \$7,585 | \$8,849 | \$10,114 |
| 7.00% | \$7,984 | \$9,315 | \$10,645 |
| 7.50% | \$8,391 | \$9,790 | \$11,188 |
| 8.00% | \$8,806 | \$10,273 | \$11,741 |
| 8.50% | \$9,227 | \$10,765 | \$12,303 |

The above figures have been calculated on a 30 year loan term with P+I repayments payable monthly. These figures do not take into account any fees or charges that may be payable.

Expert lending you can trust



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conversation
today

Zac Constantinou
CREDIT ADVISOR
CR 539995 | ACL 501018



Stamp duty guide NSW

| PRICE | STAMP DUTY | FIRST HOME BUYER |
|-------------|------------|------------------|
| \$550,000 | \$19,279 | \$0 |
| \$600,000 | \$21,529 | \$0 |
| \$650,000 | \$23,779 | \$0 |
| \$700,000 | \$26,029 | \$0 |
| \$750,000 | \$28,279 | \$0 |
| \$800,000 | \$30,529 | \$0 |
| \$850,000 | \$32,779 | \$9,883 |
| \$900,000 | \$35,029 | \$19,765 |
| \$950,000 | \$37,279 | \$29,647 |
| \$1,000,000 | \$39,529 | - |
| \$1,100,000 | \$44,029 | - |
| \$1,200,000 | \$48,529 | - |
| \$1,300,000 | \$53,909 | - |
| \$1,400,000 | \$59,409 | - |
| \$1,500,000 | \$64,909 | - |
| \$1,600,000 | \$70,409 | - |
| \$1,700,000 | \$75,909 | - |
| \$1,800,000 | \$81,409 | - |
| \$1,900,000 | \$86,909 | - |
| \$2,000,000 | \$92,409 | - |
| \$2,200,000 | \$103,409 | - |
| \$2,400,000 | \$114,409 | - |
| \$2,600,000 | \$125,409 | - |
| \$2,800,000 | \$136,409 | - |
| \$3,000,000 | \$147,409 | - |
| \$3,200,000 | \$158,409 | - |
| \$3,400,000 | \$169,409 | - |
| \$3,600,000 | \$180,409 | - |
| \$3,800,000 | \$193,869 | - |
| \$4,000,000 | \$207,869 | - |
| \$4,200,000 | \$221,869 | - |
| \$4,400,000 | \$235,869 | - |
| \$4,600,000 | \$249,869 | - |
| \$4,800,000 | \$263,869 | - |
| \$5,000,000 | \$277,869 | - |

The amounts shown above are Stamp Duty rates only for NSW. Some first home buyers may be eligible for a concession on stamp duty. Transfer fees & State Government tax is also payable in addition to stamp duty to the Office of State Revenue in the State the property is located. The above information has been obtained from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. For more information please contact the Office of State Revenue (in the respective state) or contact Shore Financial.