

THE list weekly

ISSUE 180 | JULY 26 - AUGUST 1, 2025 | FREE



**luxury oversized
garden apartment**

PAGE 37

NOVAK

sales



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John Caputo 0418 974 111



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Glen Higgs 0435 341 641



Stevan Bubalo 0405 562 334



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Jonathan Vescio 0413 344 223



Josh Wapshott 0477 004 483

rentals



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Senior Property Manager
Melissa Aarden 0451 163 517



Senior Property Manager
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Alex Murat 0498 976 196



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Elora Joliffe 0428 077 770



Vesna Stancic 0431 793 138

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.



Low cost ways to maximise your sale price

real talk weekly

In this episode of Real Talk Weekly, Thomas Sims and Jonathan Vescio share six low-cost ways to maximise your sale price. From decluttering and deep cleaning to affordable styling and pro photos, they reveal expert tips to boost buyer appeal and get the best result when selling your property.

every monday 7:45pm



Smart sellers are acting now!

what's the property market doing in 15 seconds?

"Excuse me, what's the property market doing in 15 seconds?"

- Low stock, high buyer energy.
- First home buyers are hot.
- Off-market listings gaining traction.
- Smart sellers are acting now, not waiting for spring.

everyday 7:45am



Inside the mind of a make believe buyer

novak morning minutes

In this episode, Lisa Novak and Billy Drury dive into the curious world of "make-believe buyers" in real estate. They share bizarre encounters, red flags to watch for, and practical tips agents can use to protect their vendors from time-wasters, frauds, and fake multi-millionaires. A must-watch for industry professionals!

everyday 7:45am



Finding your glide path in life

novak morning minutes

In this episode, Mark and Billy unpack the concept of the "glide path"—a mindset for navigating life's challenges, especially in property ownership. They share personal stories, practical advice for first-home buyers, and how consistency and patience can ease the stress of new responsibilities. A motivating, insightful morning chat.

everyday 7:45am



State fast-tracks development, councils overridden

novak morning minutes

In this episode, Michael Burgio and Mark Novak break down major state government planning changes impacting Northern Beaches developments. They explain the fast-tracking benefits of State Significant Development (SSD), how it overrides local council controls, and why consolidating sites is now more valuable than ever. A must watch for landowners and developers navigating the evolving property landscape.

everyday 7:45am

THE list weekly

ISSUE 180 | JULY 26 - AUGUST 1, 2025

this week's cover property:

7/27A PINE AVENUE BROOKVALE | PAGE 37



READ IT ONLINE



Residential Rentals..

Curl Curl	8 Farnell Street
Terrey Hills	2816 Mona Vale Road
Clontarf	30 Ogilvy Road
Newport	Coming Soon
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
Warriewood	144 Warriewood Road
Dee Why	13/28 Sturdee Parade
Belrose	G12/28 Lockwood Avenue
Dee Why	12/54 Dee Why Parade
Dee Why	18/23 Howard Avenue
Dee Why	204A & 309A/2 Oaks Avenue
Dee Why	10/89 Oaks Avenue
Dee Why	107/1 Saint David Avenue
Dee Why	20/21 Holborn Avenue
Dee Why	G16/16 Sturdee Parade
Frenchs Forest	32/7 Rodborough Road
Dee Why	6/5 Kingsway
Dee Why	11/27 Kingsway
Dee Why	52/1 Delmar Parade
Frenchs Forest	A306/7 Skyline Place
Brookvale	7/27A Pine Avenue
Dee Why	303/890 Pittwater Road
Dee Why	2/2 Monash Parade
Dee Why	6/28 Sturdee Parade
Manly Vale	17/21 Koorala Street
Frenchs Forest	130/7 Rodborough Road
Residential Sold..	
Commerical for Sale..	

\$25 per week - \$2350 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 \$6,300,000	12
guide \$6,000,000	14
guide \$5,900,000	15
AUCTION 2/8 AT 4PM	16
guide \$3,750,000	17
guide \$3,000,000 - \$3,300,000	18
guide \$2,495,000	19
guide \$2,800,000	20
guide \$2,300,000	21
guide \$2,100,000	22
guide \$1,600,000 - \$1,700,000	23
guide \$1,580,000	24
guide \$1,500,000	25
guide \$1,495,000	26
guide \$907,500 & \$1,420,000	27
guide \$1,300,000	28
guide \$1,275,000	29
COMING SOON	30
guide \$1,225,000 - \$1,315,000	31
guide \$1,195,000+GST COMMERCIAL	32
guide \$1,200,000	33
guide \$1,150,000 - \$1,200,000	34
guide \$1,020,000 - \$1,065,000	35
guide \$1,000,000	36
guide \$890,000	37
sold for \$910,000	38
guide \$769,000	39
guide \$760,000	40
guide \$689,000	41
guide \$220,000+GST COMMERCIAL	42
\$720,000 - \$3,300,000	43
guide \$160,000 - \$21,000,000	44

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**we
never
sleep
24/7**

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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



\$25 PER WEEK



deposit taken



\$680 PER WEEK



deposit taken



\$690 PER WEEK



\$700 PER WEEK

scan to view
these properties



\$700 PER WEEK



\$750 PER WEEK



\$770 PER WEEK



deposit taken



\$800 PER WEEK



\$880 PER WEEK

scan to view
these properties

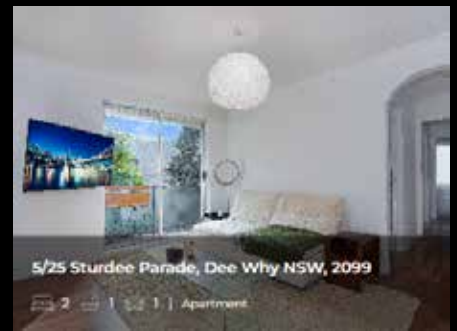




\$480 PER WEEK



\$490 PER WEEK



deposit taken



\$880 PER WEEK



deposit taken



\$1,000 PER WEEK

**scan to view
these properties**



\$1600 PER WEEK



deposit taken



\$1,850 PER WEEK



\$2,300 PER WEEK



\$2,350 PER WEEK



\$2,350 PER WEEK

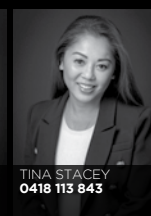
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these properties**



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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....**"

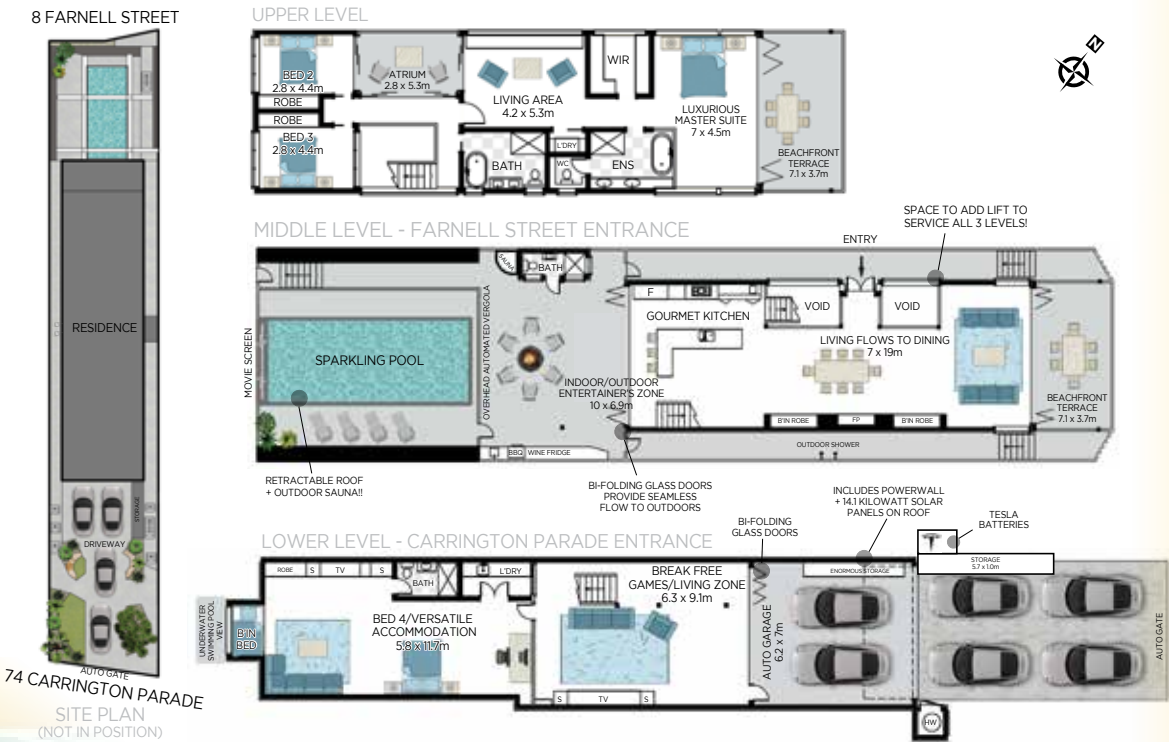
Lisa Novak

Test the market
with the
\$0 marketing
strategy I'm
famous for.

**No catches,
just proven sales.**




LISA NOVAK
0488 99 8888

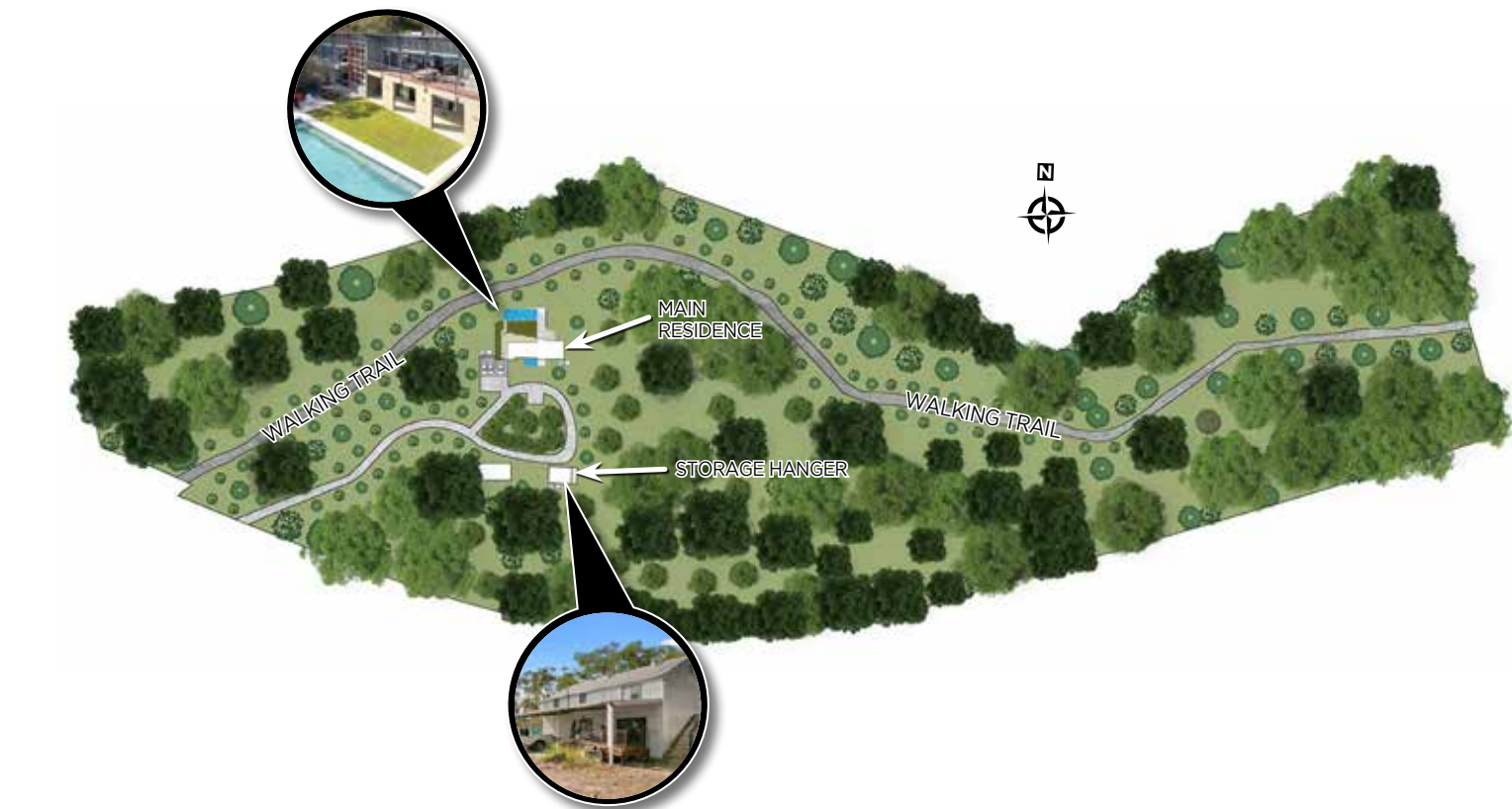


curl curl's beachfront crown jewel

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



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



the clontarf
beach house..

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



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



coming soon

clifftop prestige with iconic views

6 BED | 5 BATH | 4 CAR

- | Exclusive residence in Newport
- | Grandly positioned with commanding views
- | Breathtaking Pittwater panoramas
- | Expansive multi-level luxury family retreat
- | Soaring vaulted ceilings & architectural flow

what is the new value of your property?

property
values
have
changed



SMS YOUR PROPERTY
ADDRESS TO

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AND I'LL GET BACK
TO YOU WITHIN

3 MINUTES

WITH A FIGURE

Michael Burgio



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MICHAEL BURGIO
0430 344 700



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



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



SCAN TO VIEW

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



**auCTION
onsite
2/8 at
4pm**

a masterpiece of modern grandeur

BED 5 | BATH 4 | CAR 3

- | North facing home of timeless prestige
- | Coveted 550m2 in prime location
- | Grand double brick, two level build
- | Bespoke interiors with fine detailing
- | Floorplan crafted for family comfort
- | High ceilings and abundant daylight
- | Designer kitchen with butler's pantry
- | Quartz stone island, Euro appliances
- | Multiple living zones for entertaining
- | Bi-folds open to lush alfresco sanctuary
- | Lavish herringbone floors & air-cond
- | New bathrooms with hotel style luxury
- | Striking presence in sought after area
- | Secure garage + ample off street parking
- | Close to CBD, Chatswood & top schools
- | Rare offering of beauty and distinction



SCAN TO VIEW

LAND SIZE
550 square metres

POTENTIAL RENT
\$2000 - \$2150 pw

COUNCIL RATES
\$965 per quarter

CURRENT RENT
\$0 pw

**we never sleep
24/7**

WATER RATES
\$387 per quarter



a home for your porsche
- 8 car garage + lift

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



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




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

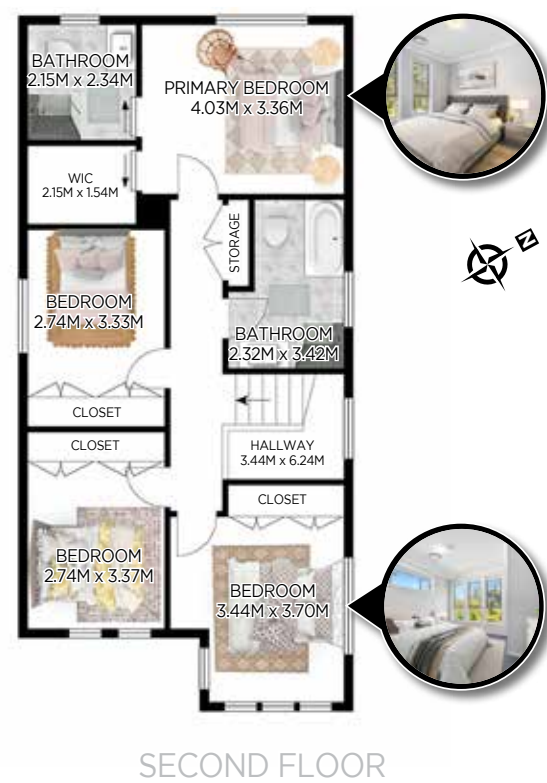


on the cusp of north
curl curl with views!

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
- | Living flows to ocean view covered deck
- | 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!!

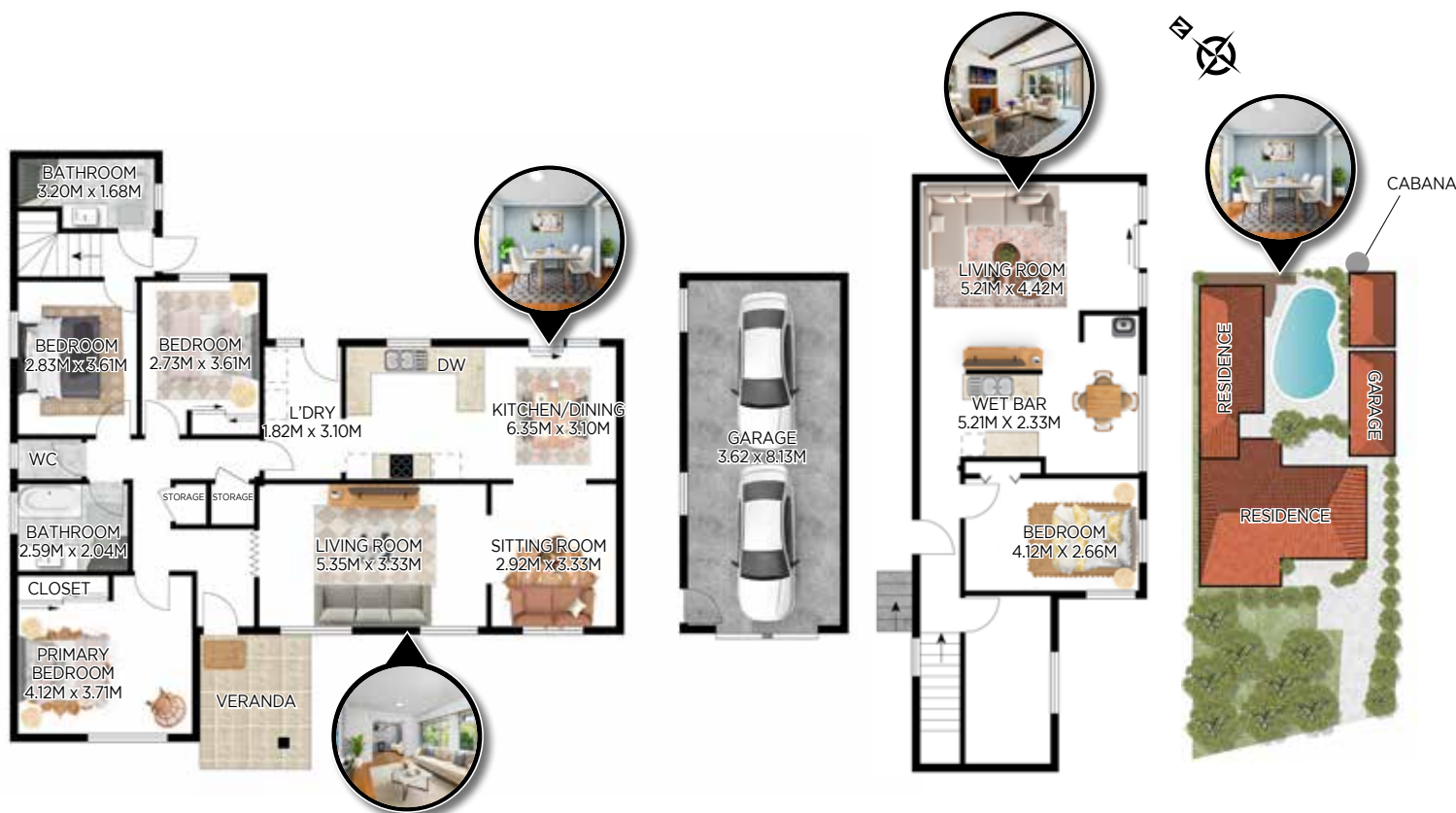
BED 4 | BATH 2 | CAR 2

- | 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



big block, floorplan & big potential!!

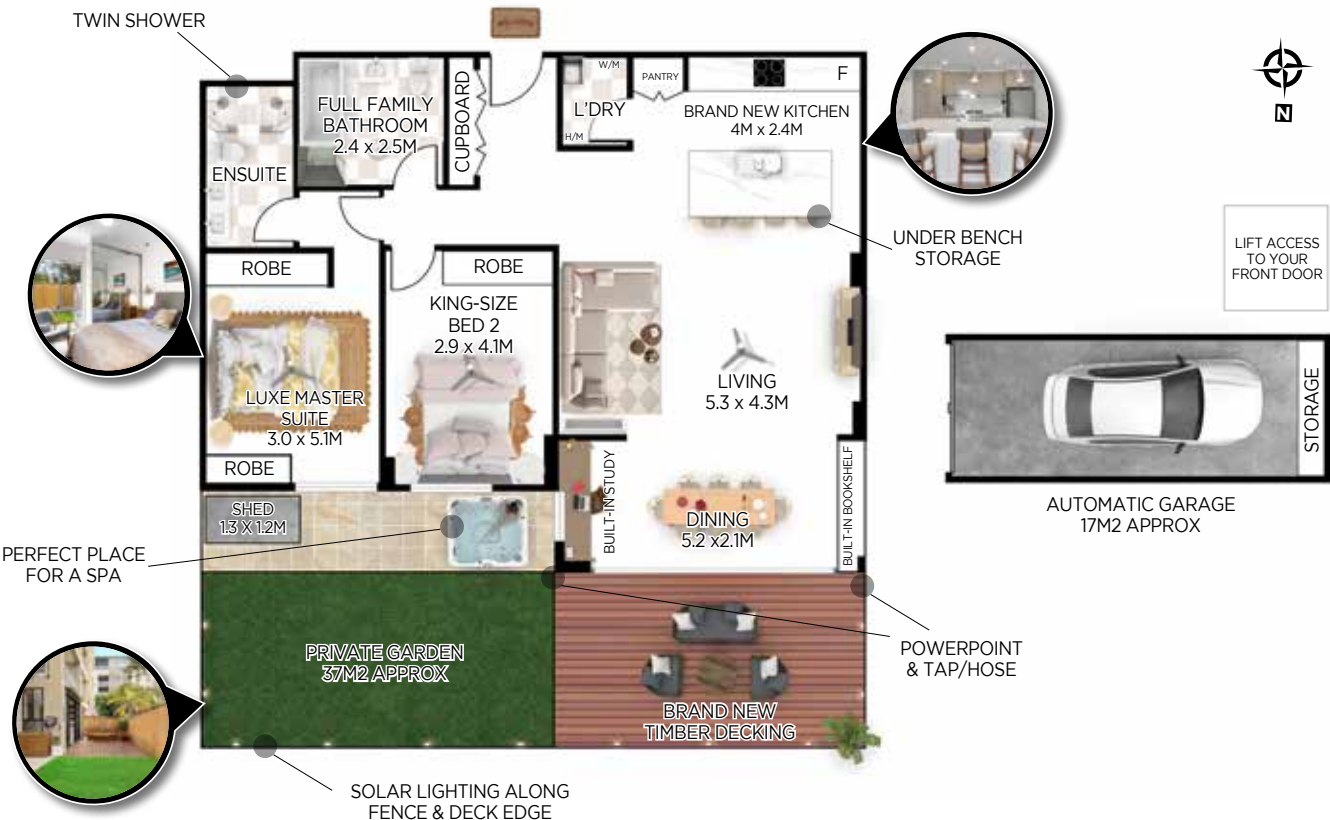
BED 5 | BATH 2 | CAR 2

- | 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



SCAN TO VIEW

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 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



the skyhome!!! penthouse living

BED 2 | BATH 2 | CAR 1

- | Modern oversized home with wow factor
- | Top floor living in central Dee Why
- | Two stylish levels of luxury living
- | Huge open plan lounge & dining zone
- | Balcony perfect for entertaining guests
- | Luxe kitchen with gas and full pantry
- | Ultra modern bathrooms throughout
- | Two massive bedrooms with great storage
- | Second bed with sweeping ocean views
- | Both bedrooms have private en-suites
- | Flexible layout with 3rd bed potential
- | Powder room plus internal laundry area
- | High end finishes, loads of sunlight
- | Secure parking with added storage space
- | Sleek 8 year old boutique building
- | Prime lifestyle spot near beach & cafés

	TOTAL SIZE 148 square metres	POTENTIAL RENT \$1150 - \$1300 pw
	COUNCIL RATES \$461 per quarter	CURRENT RENT \$0 pw
	STRATA RATES \$1437 per quarter	WATER RATES \$170 per quarter
	SCAN TO VIEW	

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



living space made for luxury

BED 1 | BATH 1 | CAR

- | 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





beachside
sophistication!!

BED 2 | BATH 1 | CAR 1

- | Prized NE facing home full of sunlight
- | Lift to your door, bright and breezy
- | Ideal layout with Long Reef outlook
- | Iconic 'Ebb Tide' – pristine building
- | Oversized living flows to balcony
- | 10/10 wraparound sunlit entertainer balc
- | Balcony off living and master bedroom
- | Sleek all white kitchen, ample storage
- | Bathroom with shower & full sized tub
- | Big bedrooms with built-in wardrobes
- | Timber floors and loads of natural light
- | Separate laundry with extra storage
- | Auto garage near foyer with lift access
- | Perfect for downsizers, premium quality
- | 400m walk to beach, shops and cafés
- | One of Dee Why's most loved buildings



TOTAL SIZE 112 square metres	POTENTIAL RENT \$800 - \$850 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1498 per quarter	WATER RATES \$171 per quarter



live in one
rent the other!!

BED 2 | BATH 2 | CAR 2

- | RENTAL RETURN - won't find better!
- | Two brand new luxurious apartments
- | Dual access from shared entry foyer
- | Secure access to each private home
- | Yes – two homes on one single title
- | Live in one and lease out the other
- | Earn \$1,040 per week in rental income
- | Double your value, double potential
- | Two luxury apartments, brand new
- | Two spacious master bedrooms
- | Two high end designer bathrooms
- | Two large open plan living zones
- | Two gourmet kitchens with style
- | Two private enclosed balconies
- | Impressive 2.7m high ceilings
- | Access to 300m2 deck & function room



TOTAL SIZE 192 square metres	POTENTIAL RENT \$1040 - \$1090 pw
COUNCIL RATES \$403 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$742 per quarter	WATER RATES \$171 per quarter

DEE WHY | 20/21 HOLBORN AVENUE

GUIDE \$1,250,000

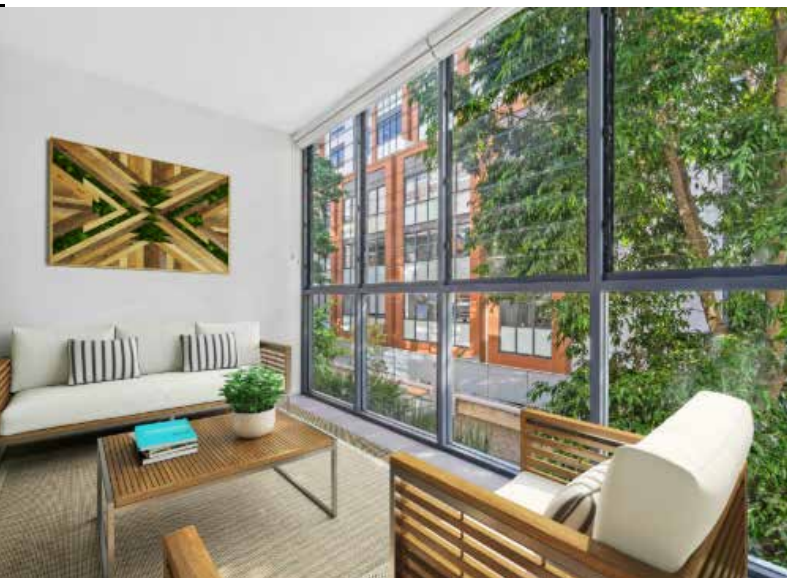


coming soon

luxé haven with private garden bliss

2 BED | 1.5 BATH | 1 CAR

- | Coastal living in the heart of Dee Why
- | Designer renovation with high end finishes
- | As new bathroom - tub & seperate shower
- | Expansive terrace flows onto lush garden
- | Grand 123m2 layout with seamless flow



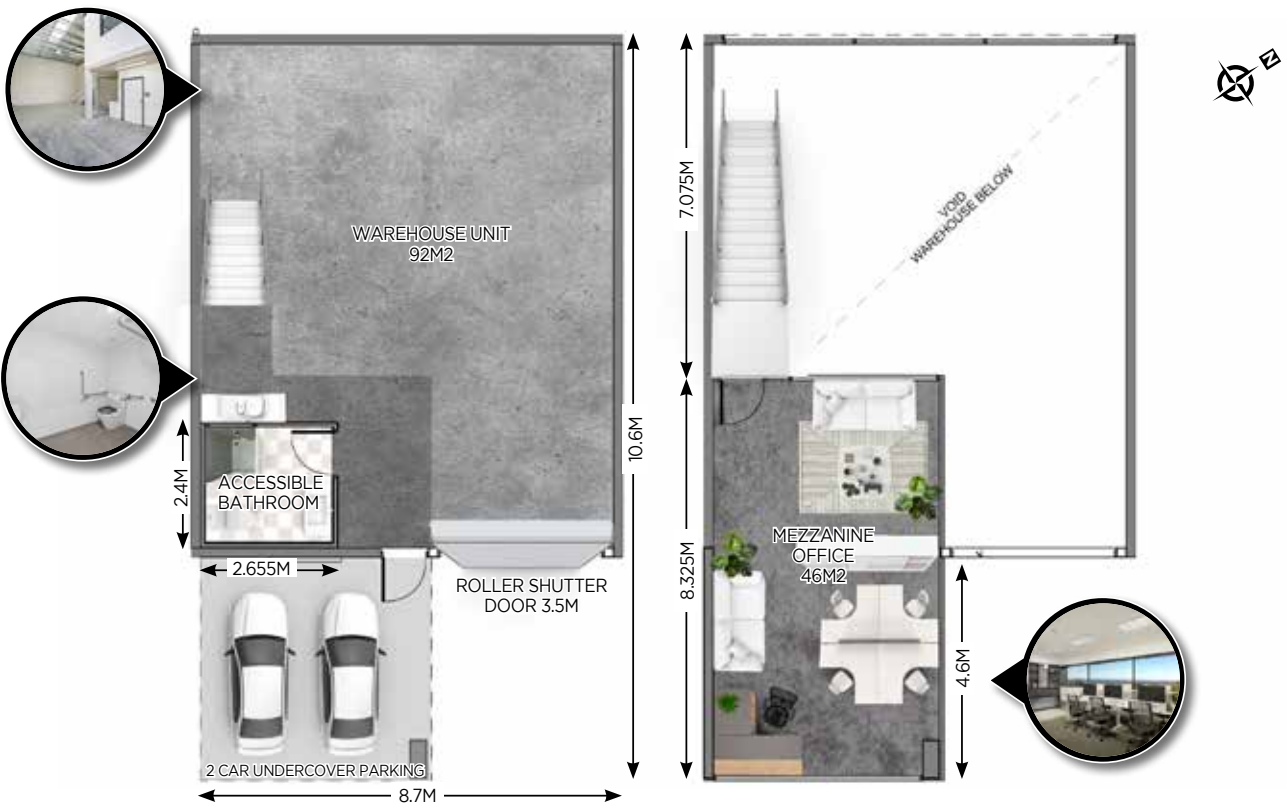
two of everything - designer apartment!

BED 2 | BATH 2 | CAR 2

- | Designer ground floor apartment
- | 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



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 tailer 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 one 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



sun drenched nth facing
courtyard oasis!

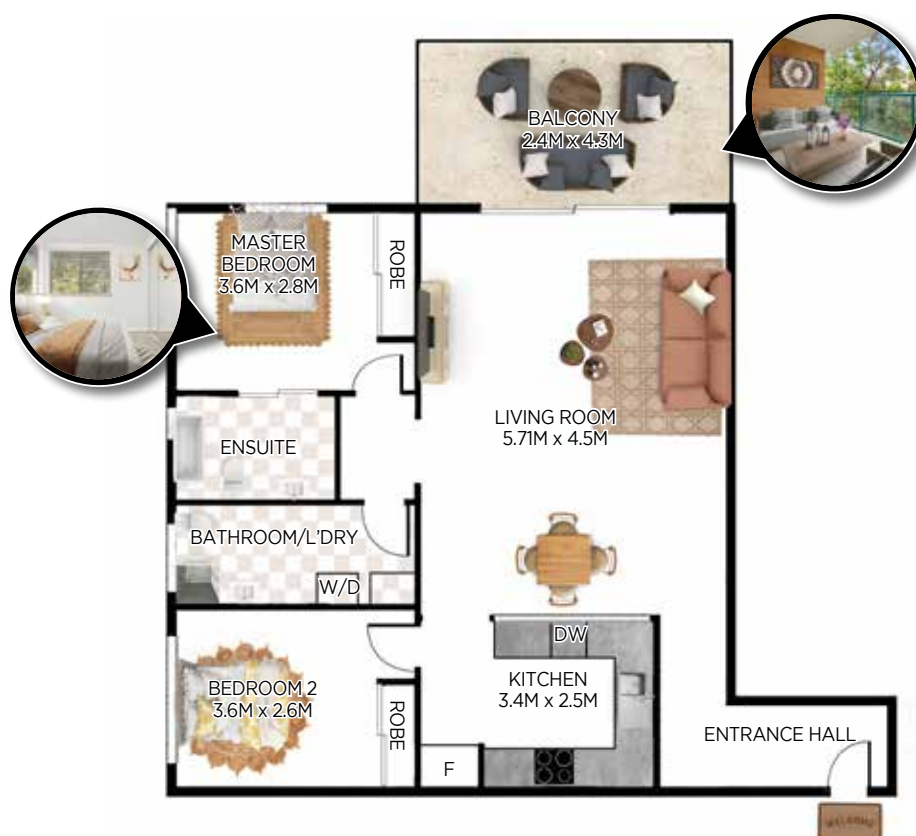
BED 2 | BATH 1 | CAR 2

- | North facing with abundant sunlight
- | Covered courtyard flows from living area
- | Spacious open plan lounge and dining
- | Polished hardwood floors throughout
- | Elegant archways add charming style
- | No common walls for full privacy
- | Triple aspect windows flood with light
- | Large kitchen with generous bench space
- | Electric cooktop and ample cupboards
- | Two queen bedrooms, main with robes
- | Fresh bathroom with bath and shower
- | Walk-in laundry + handy linen storage
- | Double garage with internal access
- | Quiet location, great for entertaining
- | Light filled rooms in every direction
- | Stylish and oversized home throughout



SCAN TO VIEW

TOTAL SIZE 128 square metres	POTENTIAL RENT \$900 - \$950 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$1143 per quarter	WATER RATES \$170 per quarter



modern comfort meets resort living

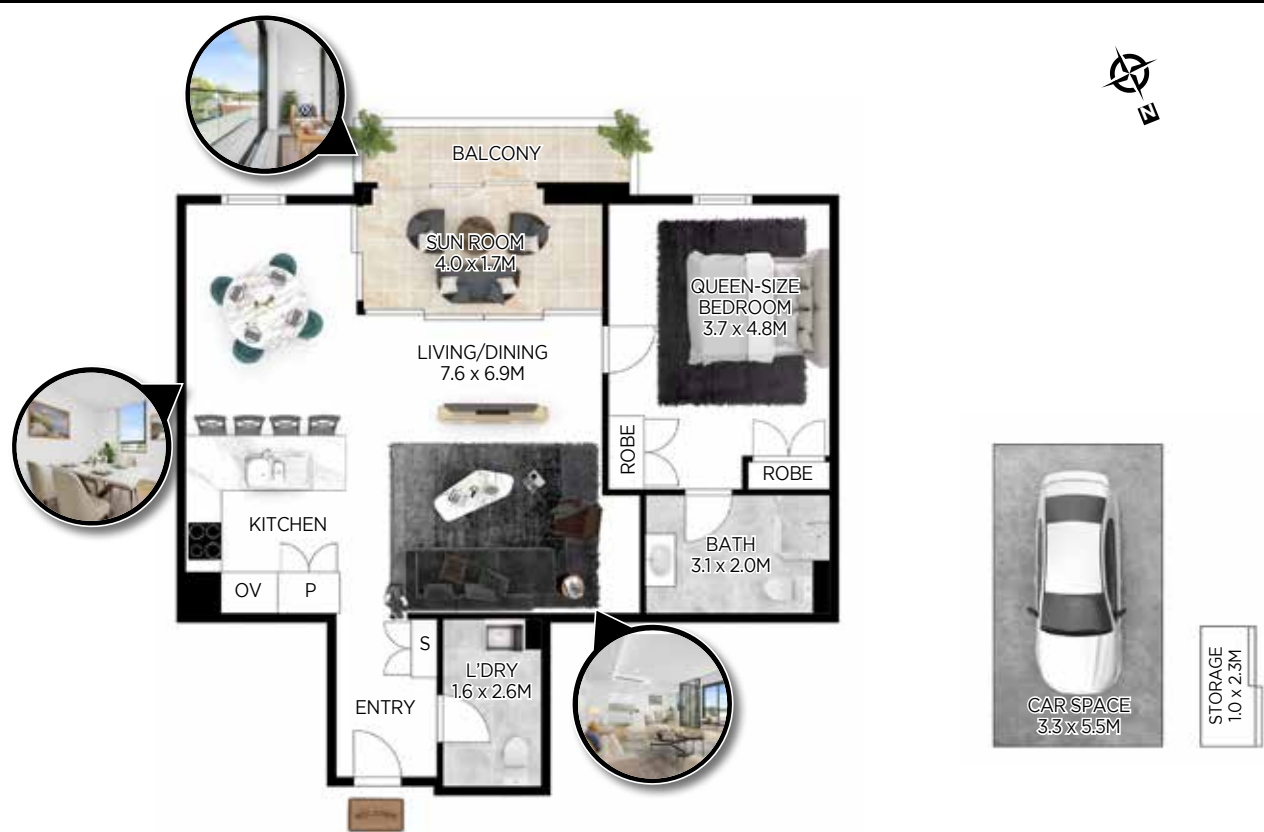
BED 2 | BATH 2 | CAR 1

- | Fresh & oversized 2 bed family 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



downsize without compromise!

BED 1 | BATH 1 | CAR 1

- | Immaculate apartment presentation
- | Rare blend of style and lifestyle
- | Prestigious Northern Beaches locale
- | Exclusive Over 55's "The Jardin"
- | Sleek European Oak timber flooring
- | Zoned air-cond for all year comfort
- | 5 star finishes throughout the home
- | Expansive living and dining zones
- | Gourmet kitchen with Miele features
- | Stone benches and custom joinery
- | Sunroom flows onto private balcony
- | King sized master with full wardrobes
- | Luxe ensuite with LED feature lighting
- | Internal laundry with extra storage + wc
- | Secure parking plus lock-up storage
- | Sophisticated, serene & convenient



TOTAL SIZE 106 square metres	POTENTIAL RENT \$850 - \$900 pw
COUNCIL RATES \$424 per quarter	CURRENT RENT \$0 pw
we never sleep 24/7	WATER RATES \$171 per quarter



luxury garden apartment

BED 1 | BATH 1 | CAR 2

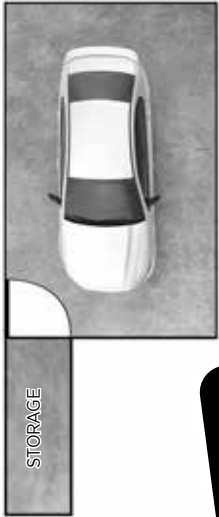
- | Oversized garden oasis 128m2 of luxury
- | Near new build, only 12 months old!
- | Boutique complex, tightly held spot
- | Bigger than most 2 bedrooms
- | 30m2 courtyard + wrap around lawn
- | Covered alfresco, great for hosting
- | North facing aspect, all day sun
- | Indoor-outdoor open plan living
- | 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

SECURE UNDERGROUND
CARPARK SPOT
2.8M X 5.5M



KITCHEN/
DINING AREA
5.24M x 3.49M

ENTRY
1.74M x 2.63M



LIVING ROOM
3.89M x 3.41M

SUNROOM
6.75M x 2.04M



sold.

we'd love to
show you some
similar properties!



etter
bedroom

CAR 1

- us design
- g space
- y flow
- ement
- appliances
- s
- ower
- throughout
- 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



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 at the beach

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 meters away
- | Perfect investment or summer weekender
- | Just 30 seconds to Dee Why Beach, so close!
- | This one won't last - see it today!



we never sleep 24/7	POTENTIAL RENT \$525 - \$575 pw
COUNCIL RATES \$425 per quarter	CURRENT RENT \$0 pw
STRATA RATES \$756 per quarter	WATER RATES \$172 per quarter



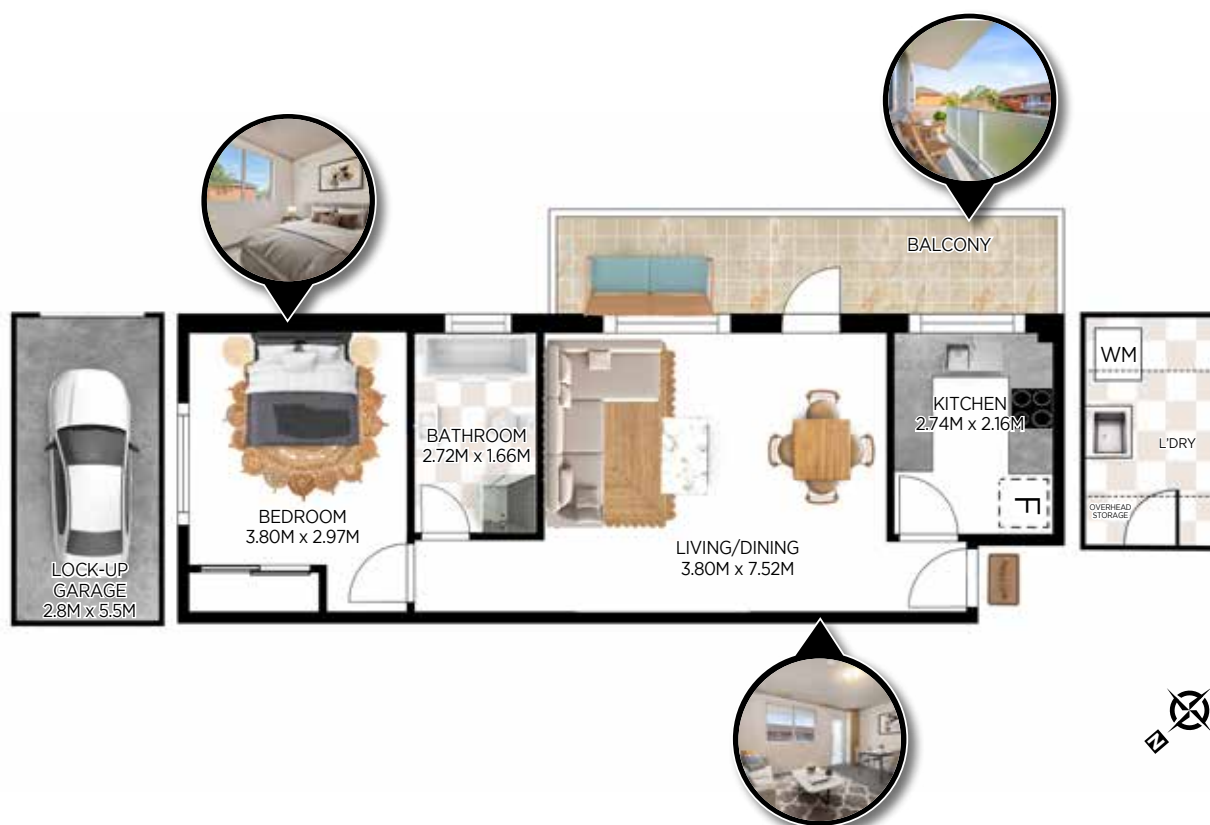
stylish and spacious - lifestyle by the beach

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



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



amazing 1st home or perfect investment!

BED 1 | BATH 1 | CAR 1

- | Open living-dining with natural light
- | Versatile kitchen, ample storage
- | Spacious bedroom, built-in robe
- | Bright North West facing balcony
- | Lock-up garage plus private laundry
- | Quiet, well kept secure building
- | 150m walk to Coles and local cafés
- | Steps to B-Line buses to the CBD
- | Close to parks and lifestyle tracks
- | High rental demand, low vacancies
- | Ideal 1st home, investment/downsizing
- | Great option for downsizers too
- | 1 min walk to local shopping spots
- | 2 mins walk to B-Line CBD transport
- | 5 mins to Warringah Mall Westfield
- | 6 mins drive to iconic Manly Beach



SCAN TO VIEW

TOTAL SIZE
79 square metres

POTENTIAL RENT
\$525 - \$575 pw

COUNCIL RATES
\$425 per quarter

CURRENT RENT
\$0 pw

STRATA RATES
\$866 per quarter

WATER RATES
\$171 per quarter

COMMERCIAL | 2 CAR STORAGE VAULT
FRENCHS FOREST 7 RODBOROUGH ROAD

GUIDE \$220,000



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.



sold \$2,500,000

22 TALLOWOOD WAY FRENCHS FOREST - 6 BED | 3 BATH | 2 CAR

PURCHASED FOR
\$1.3M in 2014



sold \$3,300,000

19 COUTTS CRESCENT COLLAROY - 6 BED | 5 BATH | 6 CAR
ORIGINAL 1970'S BRICK HOME



sold \$720,000

3/6 HOLBORN AVENUE DEE WHY
1 BED | 1 BATH | 1 CAR



sold \$1,500,000

8/69 OAKS AVENUE DEE WHY
2 BED | 2 BATH | 1 CAR



sold \$2,190,000

69 PRESCOTT AVENUE DEE WHY - 3 BED | 2 BATH | 4 CAR
PURCHASED FOR \$580K IN 2003



sold \$853,000

1/2 HOLBORN AVENUE DEE WHY
1 BED | 1 BATH | 1 CAR



commercial for sale

guide \$160k



guide \$200k



guide \$209k



guide \$299k



guide \$315k



guide \$340k



guide \$388k



guide \$399k



guide \$475k



guide \$549k



guide \$600k



guide \$599k



guide \$795k

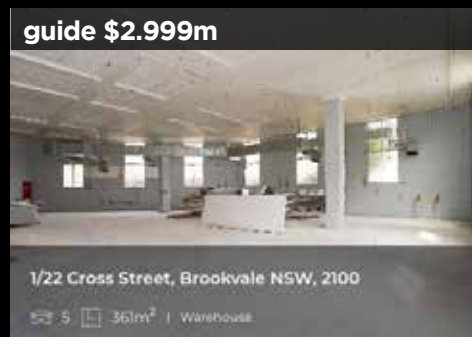
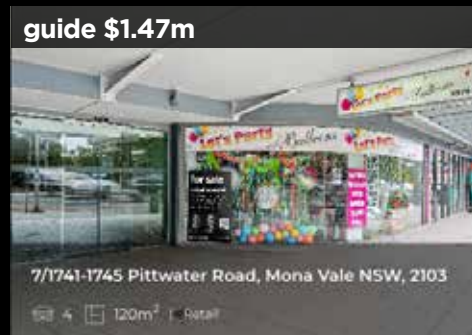
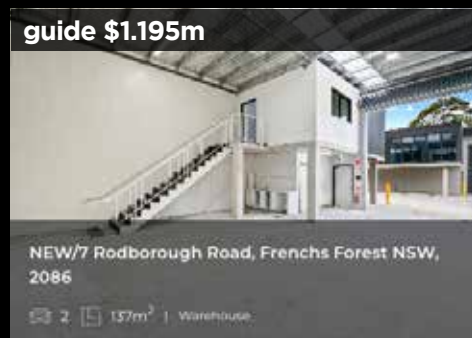
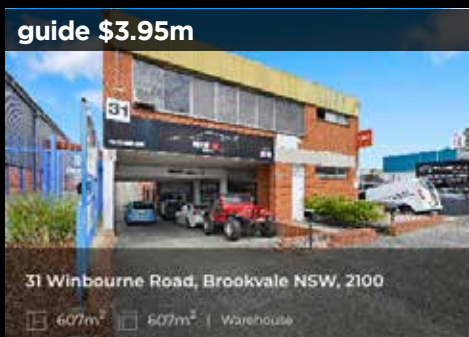
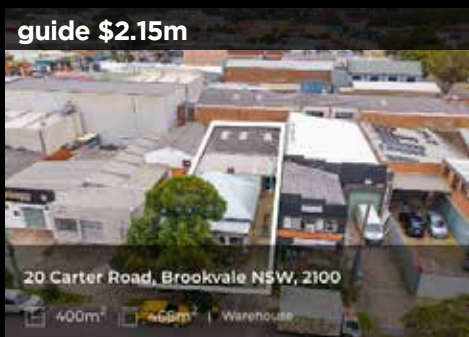
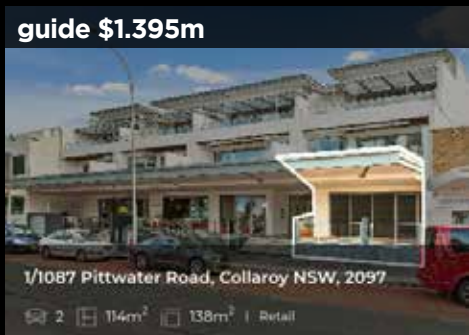
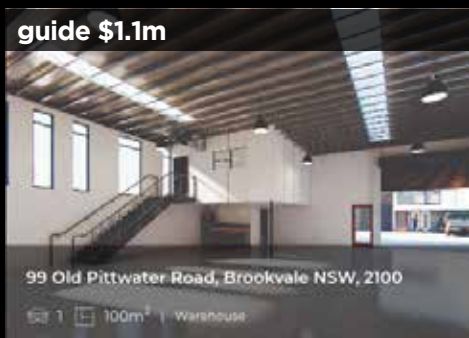
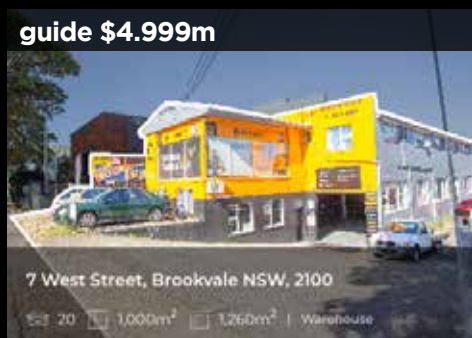
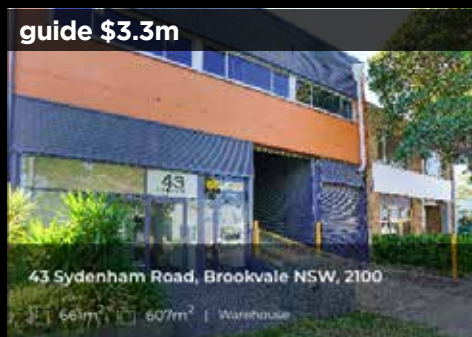


guide \$800k



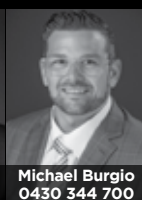
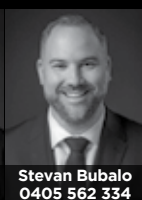
guide \$925k





novak commercial

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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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0432 601 076
0478 773 678
9497 4200
0433 110 716
1300 798 262
0410 634 171
0458 190 042
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0407 903 895
0405 397 397
0412 843 626
0400 010 373
0411 747 297
0402 083 166
0418 388 832



see properties first

before they hit
realestate.com.au
& domain.com.au

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smashing sales records

sold
by
billy
drury

DEE WHY'S **Holborn Avenue** SALES' RECORDS TUMBLE

new street record for a one bed apartment!

1/2 Holborn Ave, Dee Why
Sold for **\$853,000**

- | Purchased for \$770k October 2021
- | **+10.8%** capital growth in under 2 years
- | **11 written offers** submitted
- | Active campaign for **just 6 days**
- | **Sold prior** to launching
on realestate.com.au



BILLY DRURY WITH ECSTATIC VENDORS OF 1/2 HOLBORN AVE, DEE WHY

new street record **\$18,947 per SQM**

3/6 Holborn Ave, Dee Why
Sold for **\$720,000**

- | Purchased for \$600k September 2022
- | **+20%** capital growth in under 3 years
- | Just **38m internal** | **44.1m total** on title
- | **Street record \$18,947 per sqm** (internal)



WATCH NOW: BILLY CHATS TO THE VENDOR OF 3/6 HOLBORN AVE



BILLY DRURY
0481 707 754

NOVAK
novak.com.au | 8978 6888

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



Start a
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.