



 **HOME789**

**27 - 33 OAKS AVENUE,  
DEE WHY**



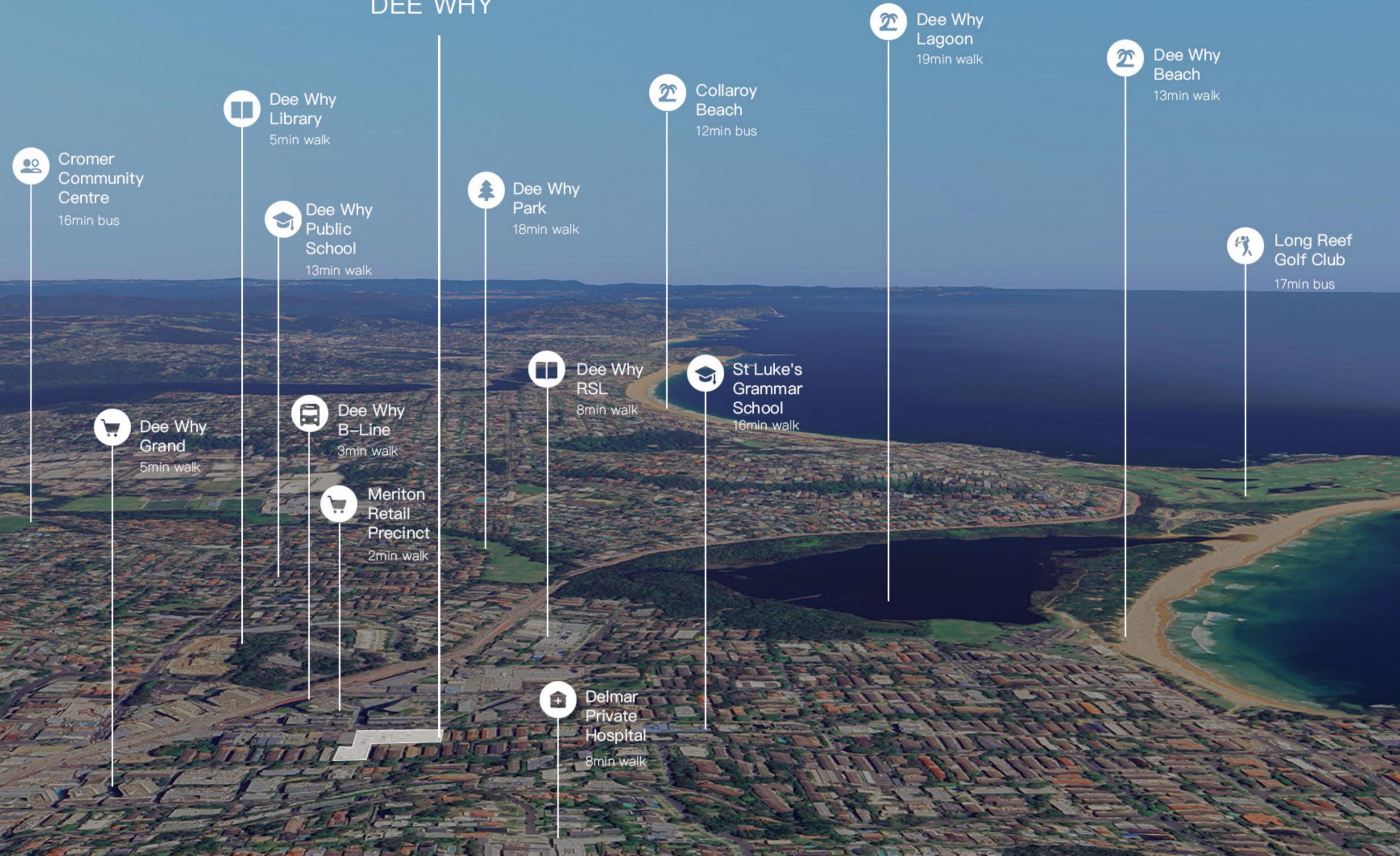
# 27 - 33 OAKS AVENUE

DEE WHY

Dee Why, a Northern Beaches gem, balances relaxation with urban vibrancy.

This coastal hub blends diverse cultures and a lively commercial center with the laid-back atmosphere of its famous beach. The unique mix of beach and city living continues to attract Sydneysiders seeking the best of both worlds.

# 27 – 33 OAKS AVENUE, DEE WHY



 Cromer  
Community  
Centre  
16min bus

 Dee Why  
Library  
5min walk

 Dee Why  
Public  
School  
13min walk

 Dee Why  
Park  
18min walk

 Collaroy  
Beach  
12min bus

 Dee Why  
Lagoon  
19min walk

 Dee Why  
Beach  
13min walk

 Long Reef  
Golf Club  
17min bus

 Dee Why  
Grand  
5min walk

 Dee Why  
B-Line  
3min walk

 Meriton  
Retail  
Precinct  
2min walk

 Dee Why  
RSL  
8min walk

 St Luke's  
Grammar  
School  
16min walk

 Delmar  
Private  
Hospital  
8min walk

# EXECUTIVE SUMMARY

<b>Address</b>	27-33 Oaks Avenue, Dee Why
<b>Site Area</b>	5,820 sqm (approx.)
<b>Location</b>	The site is located in the centre of Dee Why village
<b>Title Particulars</b>	<ul style="list-style-type: none"><li>• Lot 1 DP588603</li><li>• Lot A DP326907</li><li>• Lot B DP326907</li></ul>
<b>Zoning</b>	<ul style="list-style-type: none"><li>• Current: B4 mixed use</li><li>• Future: B4 mixed use</li></ul>
<b>FSR</b>	<ul style="list-style-type: none"><li>• Current: No control</li><li>• Proposed: 3.6:1</li></ul>
<b>Local Government</b>	Northern Beaches Council
<b>Street Frontage</b>	<ul style="list-style-type: none"><li>• 85m Oaks Avenue (approx)</li><li>• 31m Pacific Parade (approx)</li></ul>
<b>Street Frontage</b>	Prime neighborhood center with Woolworths, 12 specialty shops, and rooftop parking. 4,614sqm GLA. Efficient layout with internal mall from Oaks Avenue to Pacific Parade.
<b>Existing Improvements</b>	Existing supermarket, specialty shops and carparking
<b>Tenancy Schedule</b>	Tenancy schedule to be provided with further Due Diligence information can be requested from Colliers International



# TRANSPORT

The new B-Line bus service connects Dee Why to Manly Vale, Seaforth, Lower North Shore and City. The services runs every 10mins in peak times. Dee Why is a transport hub with most Northern Beaches bus services running through or connecting to Dee Why.



Dee Why is the centre of the Northern Beaches with key arterial roads running north south and to the west. Pittwater Road to the south links Dee Why to Manly, Seaforth, Lower North Shore and the City.

Pittwater Road to the north follows the coastline northwards through Mona Vale to Palm Beach. Warringah Road runs west through to Frenches Forest, Chatswood and Upper North Shore.





# LIFESTYLE



This lively beachside suburb gets going before the sun rises. Locals take advantage of coastal living by hitting the beach, rock pool or the promenade for their morning exercise before the commute to work.



# BEACH



The natural playground of Dee Why Beach stretches across 1.8 kilometres from Long Reef to Dee Why Point. Sydneysiders love to soak up the sun along the sandy shores, swim in the ocean and rock pool, or sit back and watch storms roll in over the Pacific Ocean.



# COASTAL WALK



Explore the coastal path from Dee Why Lagoon to Long Reef Headland. This scenic route is part of the Bicentennial Coastal Walk, linking Manly to Narrabeen. During migration season, lucky hikers may glimpse dolphins and whales off the shore.

# WINE & DINE



Embark on a global culinary journey in Dee Why, where diverse eateries offer a tantalizing array of flavors.



From Afghan spices to Himalayan delicacies, Indian curries to Lebanese mezze, Greek specialties to Italian classics, and Australian favorites - the local restaurants showcase a world of tastes.



# SHOPPING



27-33 Oaks Avenue, Dee Why offers exceptional convenience. Located just a 5-minute walk from Dee Why Grand, residents enjoy easy access to a wide range of shopping options. This prime location combines the tranquility of a residential area with the benefits of urban living, making daily errands and leisure activities effortlessly accessible.



Meriton Retail Precinct Dee Why is an award-winning, open-air modern village offering diverse shopping and lifestyle amenities in the heart of Dee Why, just minutes from the beach. The precinct features a Woolworths supermarket, various eateries, fitness facilities, and essential services, with convenient access via public transport and ample parking including 2 hours free for customers.

# EDUCATION



Dee Why is well serviced by a number of public and private schools. Local schools include Dee Why Public School, St Augustines College, St Lukes Grammar School, Pittwater House and St Kevins Catholic Primary School.

Popular schools a little further afield include Manly Selective, Northern Beaches Secondary College (Curl Curl, Balgowlah, Manly and Cromer campus), Stella Maris College Manly and St Pauls College Manly.



# DEMOGRAPHICS

Dee Why has a population of around 21,000 people with a median age of 36. Not surprisingly the age group with the strongest representation is the 30-34 age group representing 11.7% of the population. This age group representation is far higher in Dee Why than the NSW and Australia which averages around 7.3%.

Dee Why also has strong full time employment with 64.2% of the population in full time employment. This compares favourable to the NSW and Australian full time participation of 59.2% and 57.7% respectively. Scentre Group have identified the following demographic data for the region surrounding Westfield Warringah Mall (which include Dee Why) as follows:

- The total retail spend per capita for the Westfield Warringah Mall Total Trade Area was estimated at \$17,226 per annum in 2017, which is 18% above the Sydney Metro average (\$14,609).
- In 2016 the average household incomes\* were \$129,292 per annum, 15% higher than the Sydney Metro average (\$112,106).
- The high disposable incomes of the area's residents are evident in their spending habits. There is a high per capita spend on fashion, estimated at \$2,051 in 2017, which is 27% above the Sydney Metro average (\$1,612). There is also a high per capita spend on eating out, estimated at \$2,834 in 2017, 21% above the Sydney Metro average (\$2,341).

Dee Why is also considered a strong downsizer and seachange proposition, particularly from the affluent surrounding suburbs to the west such as Beacon Hill, Frenches Forest, Forestville and Davidson as well as more further afield. Dee Why provides the opportunity to downsize / sea change from larger suburban homes into a less expensive luxury modern apartment with high levels of amenity and a casual beach lifestyle.



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