



23/14-18 The Boulevard, Brighton-Le-Sands

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First time ever offered!

Quietly positioned at the rear of a classic mid century building known as "Bay View", this oversized apartment combines space, character and lifestyle convenience. With entry via The Boulevard & Duke Street in a boutique block with internal common gardens, it offers extra large proportions and strong potential to update.

The floorplan includes a king-sized main with built-in robe, wide entry hall with built in linen cupboards, high ceilings, "L" shaped lounge dining area with balcony adjoining, R/C air conditioner and is presented in largely original yet immaculate condition.

Just 150m to Brighton Beach, shops, cafes and The Brighton, with buses to Rockdale, Mascot & Caringbah nearly at the door. An affordable entry point or solid investment with excellent lifestyle appeal.

- Rear position in boutique Mid-Century building
- King-sized main bedroom
- Original immaculate condition, scope to add value
- Large lock up garage on separate title
- Easy walk to beach, dining & transport

FOR SALE

Please Call

AGENTS

Joseph Galea
0405 148 099
josephg@ljhbbs.com.au

AGENCY

LJ Hooker Brighton-Le-Sands
(02) 9599 1511

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

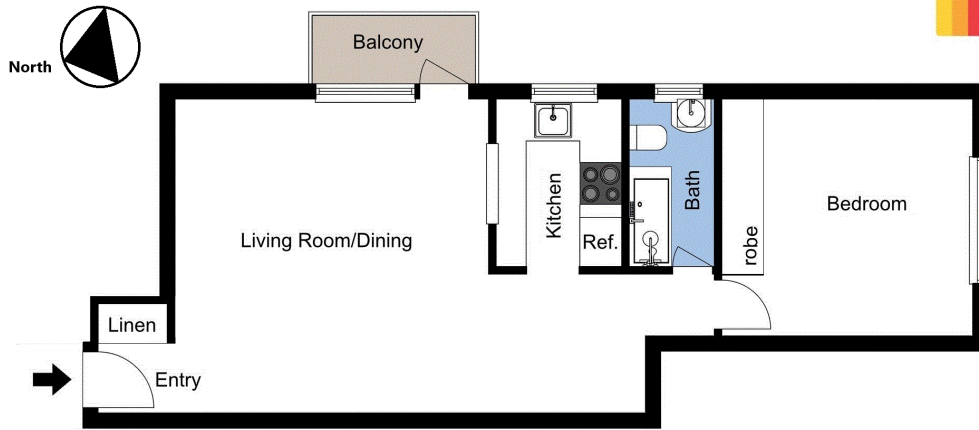
MORE DETAILS

Property ID 13VJFNN
Property Type Apartment
Land Area 74.3 m2
Including Air Conditioning
Balcony
Built-in-Robes

Joseph Galea 0405 148 099
Area Specialist | josephg@ljhbbs.com.au

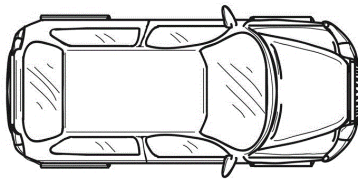
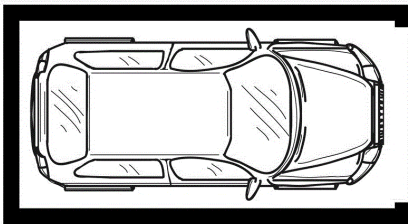
LJ Hooker Brighton-Le-Sands (02) 9599 1511
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Internal Unit Size: 55.7sqm
Internal Garage Size: 18.6sqm

Strata Levies approx. \$680 p/q
Council Rates approx. \$390 p/q
Water Rates approx. \$180 p/q



"Bayview"

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.