

31A General Holmes Drive, Brighton-Le-Sands

Under Contract

Massive and Radiant, this full brick 4 bedroom home is an impeccable family residence in a prized coastal enclave, with expansive interiors and a sophisticated sense of style.

Featuring a flowing floorplan, positioned in a family-friendly pocket minutes to beaches, sports fields, and shopping, complete with internal-access LUG, additional off-street parking, and a sun-washed rear terrace and lawn.

Opening to an impressive living room with private patio adjoining, and a flexible space for a home office, the lower level forms a superb entertaining domain with designated formal and informal living and a kitchen oozing storage and bench space with access to the rear terrace and large private rear yard. The upper level presents a light-filled living space with a North/East -facing master retreat with balcony offering Botany Bay glimpses, walk-in robe & built in robes, and elegant ensuite, alongside 3 further bedrooms and a stylish family bathroom.

There is also a second balcony off the second bedroom also with a open outlook over the district.

This outstanding home effortlessly delivers modern coastal family living in a premium setting.

- Massive full brick duplex in highly sought-after enclave
- Wide living/dining area flows to rear outdoor zone
- Sheltered terrace with BBQ and sunlit grassed area

4 3 1

FOR SALE

For Sale

AGENTS

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

Frank Mazor
0419 272 251
frankm@ljhbls.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.



- Entertainers kitchen with separate dining area
- N/E-facing master bed, balcony, ensuite, walk-in robe & Bay views
- Three further upper bedrooms
- Internal-access to single LUG plus off-street parking
- Mere minutes to beaches, schools, parks, transport

MORE DETAILS

Property ID	13WQFNN
Property Type	DuplexSemi-detached
Land Area	308 m2
Including	Ensuite Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Joseph Galea 0405 148 099

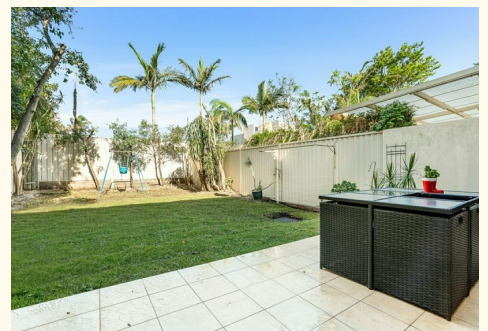
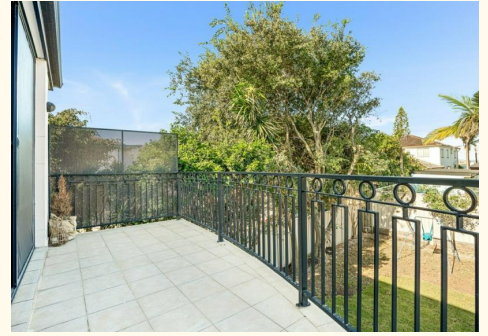
Area Specialist | josephg@ljhbls.com.au

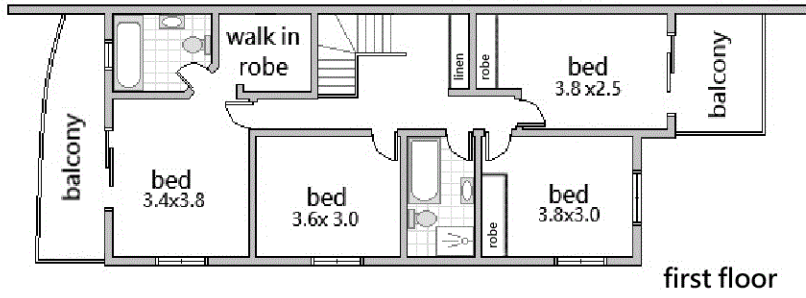
Frank Mazor 0419 272 251

Principal/ Licensee in Charge | frankm@ljhbls.com.au

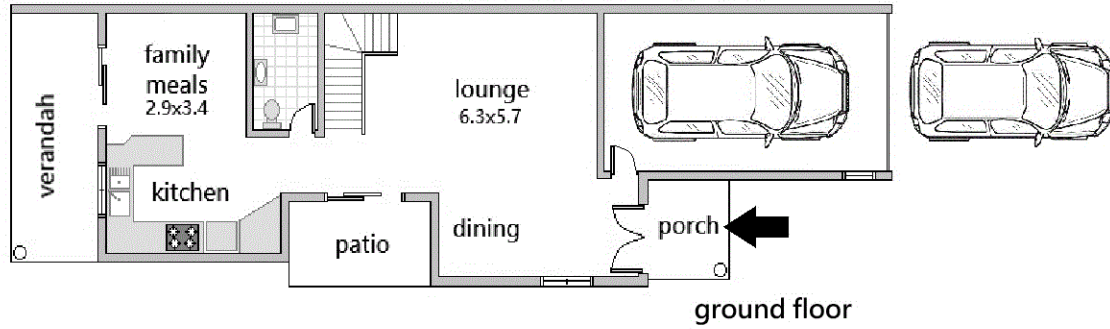
LJ Hooker Brighton-Le-Sands (02) 9599 1511

331 Bay Street, BRIGHTON-LE-SANDS NSW 2216
brightonnsw.ljhooker.com.au | info@ljhbls.com.au





first floor



ground floor

Total land area
308.2sqm



31A General Holmes Drive, Brighton-Le-Sands

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.