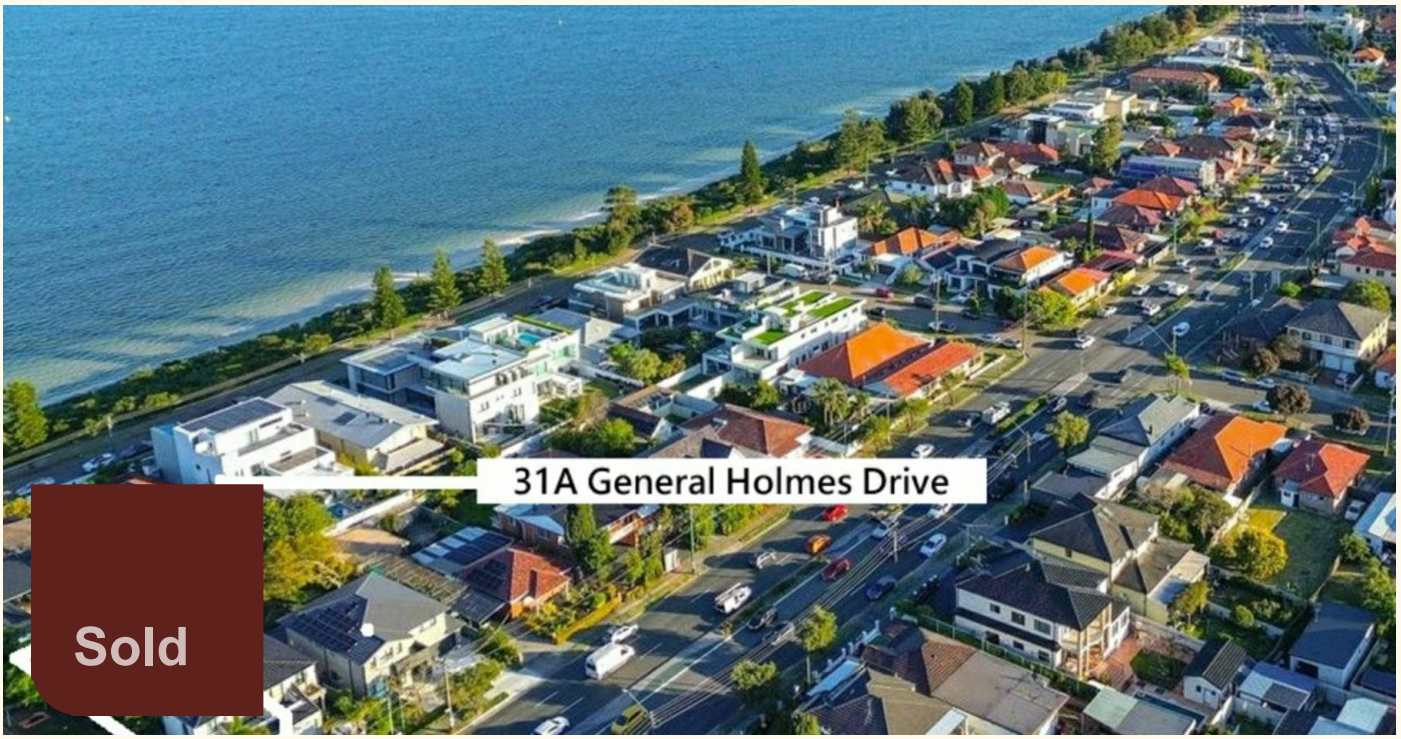









31A General Holmes Drive, Brighton-Le-Sands

4 3 1

# 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

**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

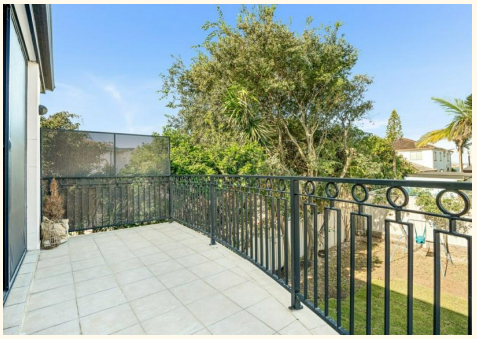
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- 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 |







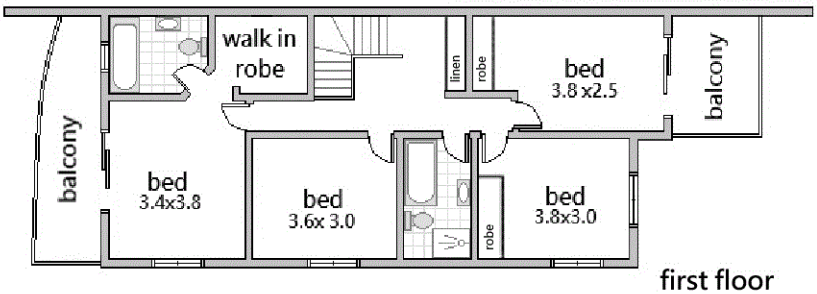




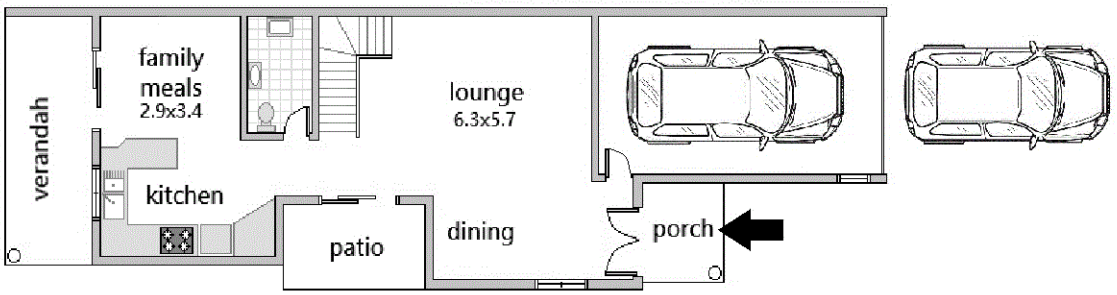
**Joseph Galea 0405 148 099**
Area Specialist | josephg@ljhbls.com.au
**Frank Mazor 0419 272 251**
Principal/ Licensee in Charge | frankm@ljhbls.com.au

**LJ Hooker Brighton-Le-Sands (02) 9599 1511**
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first floor




ground floor

Total land area
308.2sqm

LJ Hooker
Brighton-Le-Sands

# 31A General Holmes Drive, Brighton-Le-Sands

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

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