



## Brighton-Le-Sands, 376 West Botany Street

Over 700sqm Corner block... Shop and Residence!

This unique parcel of land provides a work from home opportunity or home plus income or redevelopment opportunity (STCA). The spacious main residence is a quality full brick and tile 4 bedroom family home with separate lounge and dining areas, modern updated kitchen and a main bathroom plus separate laundry. There is plenty of outdoor garden area and off street parking with roller door access from Bay Street. On title is a bonus commercial property. Modernised throughout with wide separate entrance from Bay Street off street lock up garage parking, cool room, kitchen and grease trap facilities offering the opportunity for a future income stream or work from home situation. Ideally suit Doctors residence/medical suites, restaurant, office space all subject to council approval. Corner position near Rockdale Plaza shopping, buses to city trains just opposite, short level walk to restaurants and cafes at Brighton le sands and a relaxed beach lifestyle.

LAND SIZE: 708.2SQM (approx)

Frontage to West Botany Street: 15.748m (approx)



**Disclaimer:** 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.



**Auction**

Thu 5th Jun @ 6:00PM

**View**

By Appointment

**Contact**

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



Frontage to Bay Street: 42.367m (approx)

## More About this Property

Property ID	13NWFNN
Property Type	House
Land Area	708.2 m²
Including	Air Conditioning Courtyard Dishwasher Workshop Secure Parking Fully Fenced Remote Garage commercial shop redevelopment investment duplex site unit site work from home duel income

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

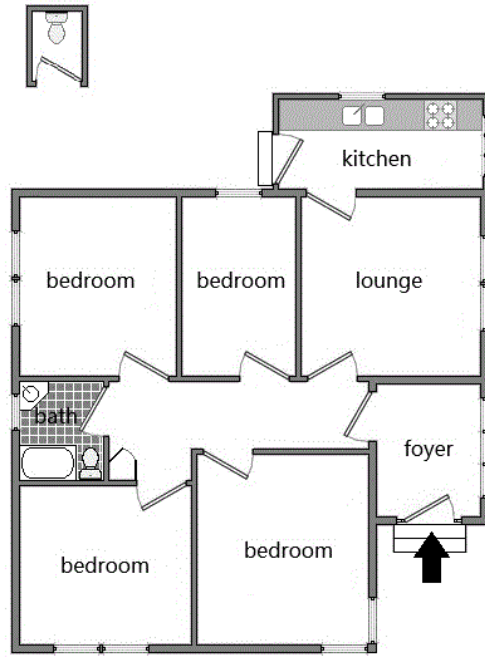
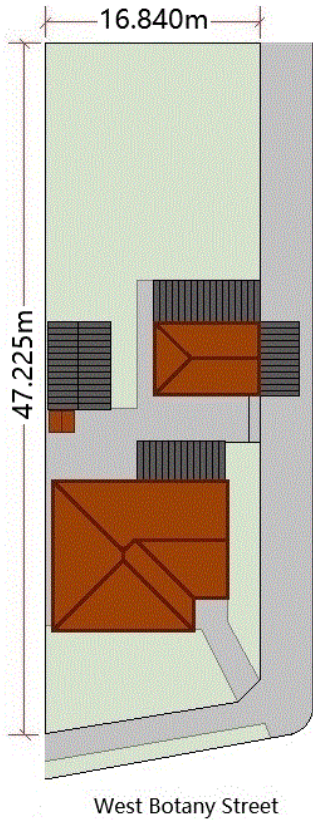
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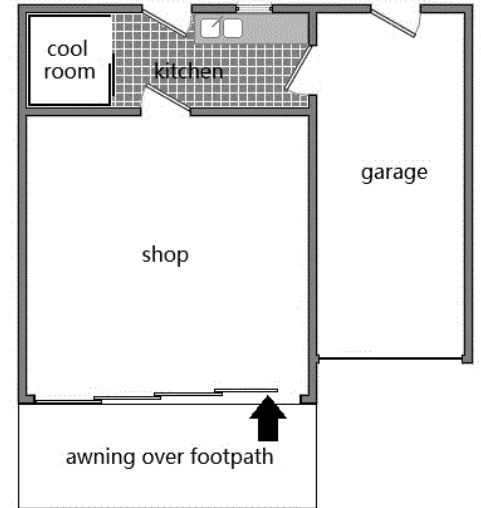
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**(02) 9599 1511**

376 West Botany Street (220 Bay Street)  
Brighton-Le-Sands



Total land size  
**708.2sqm**



**LJ Hooker**  
Brighton-Le-Sands

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.