



86 Francis Avenue, Brighton-Le-Sands

Wide frontage.. park views.. absolutely perfect!

Offered for the first time in near half a century, this tightly held full brick residence presents an exceptional opportunity within one of Brighton-Le-Sands most coveted enclaves. Set upon a near-level 464sqm of land with a 15.24m frontage, this home is rich in character and family appeal with a warm, timeless ambience throughout. Beautifully maintained and immediately liveable, it invites a range of possibilities, from enjoying its classic appeal and immaculately updated interiors to creating a sophisticated contemporary residence or even a duplex site (STCA) in a blue-ribbon parkside setting.

- Full brick and tile residence with wide street frontage
- Expansive near-level 450sqm landholding with exceptional scope and flexibility
- North West facing yard with access to White Oak Reserve and bayside cycle recreation
- Separate living and dining zones offering space, comfort and versatility
- Like new versatile kitchen overlooking the entertainers rear yard
- Three well-proportioned bedrooms providing comfortable accommodation
- Sun-drenched rear garden with level lawn ideal for families and entertaining

4 2 3

FOR SALE

For Sale

VIEW

Thu 1st Oct @ 5:30PM - 6:00PM

AGENTS

Joseph Galea
0405 148 099
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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.



- Lock-up garage plus external laundry with additional toilet and shower facilities
- Outstanding potential to renovate, extend or rebuild a luxury residence (STCA)
- Potential duplex site under NSW low rise Diversity code

MORE DETAILS

Property ID	13YHFNN
Property Type	House
Land Area	464.51 m2
Including	Air Conditioning
	Alarm
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Potential duplex site (S.T.C.A)

Joseph Galea 0405 148 099

Area Specialist | josephg@ljhbbs.com.au

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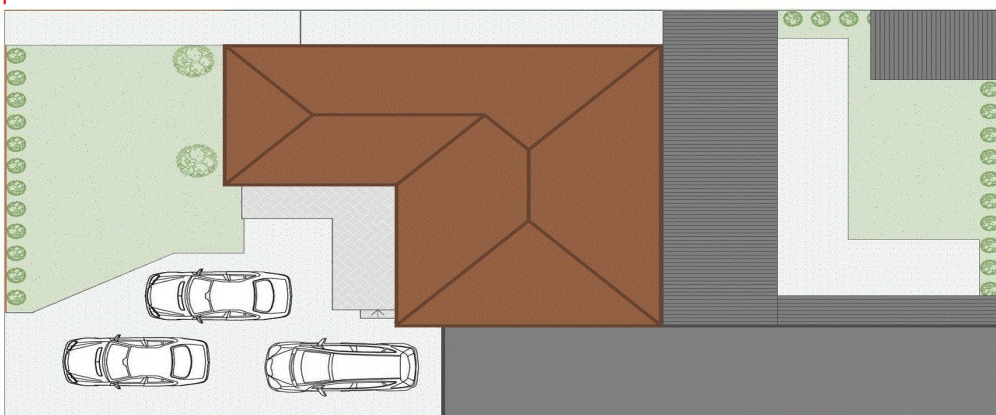




FRANCIS AVENUE

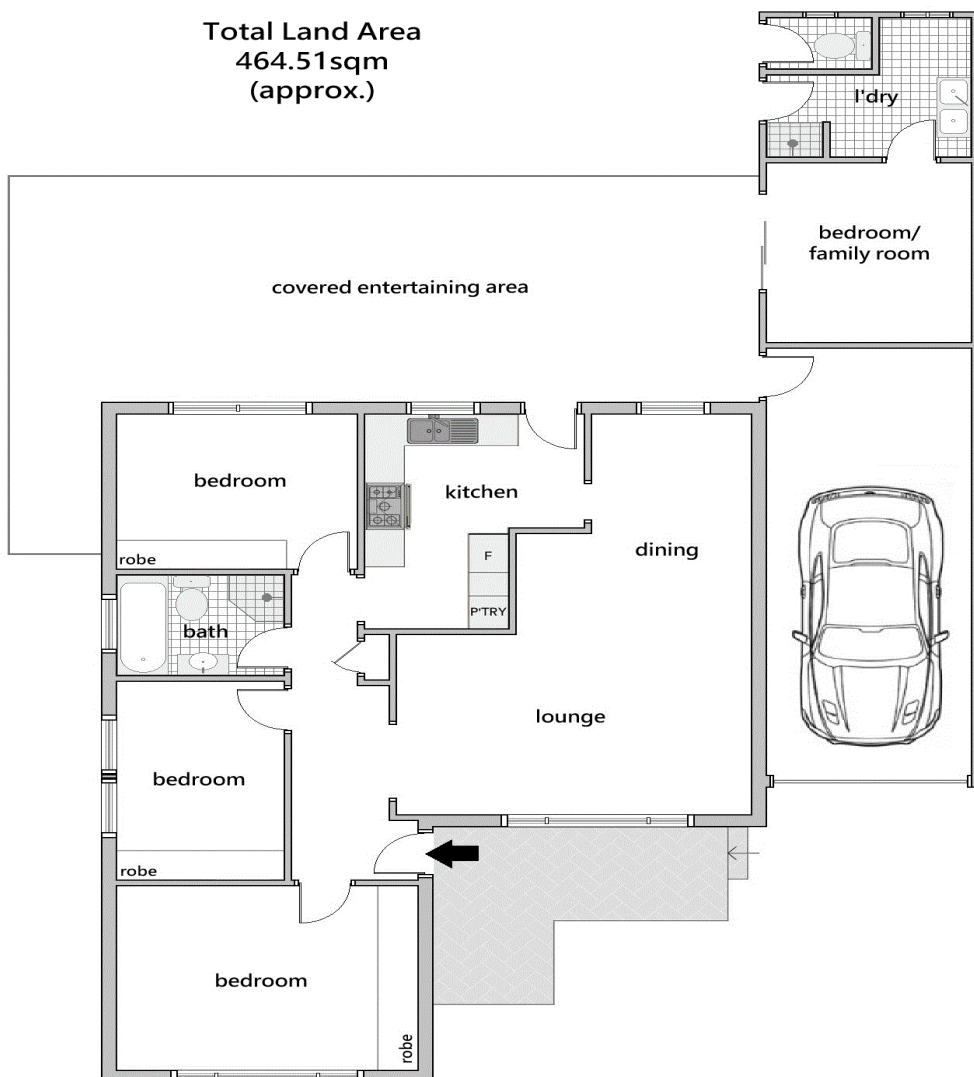
15.24m

30.480m



Whiteoak Reserve

Total Land Area
464.51sqm
(approx.)



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Brighton-Le-Sands

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Brighton-Le-Sands

Please note that all dimensions are approximate only all other information given is for general information only and does not constitute any representation on part of the vendor or selling agent.

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 **LJ Hooker**