







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 (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

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.

4 2 3

FOR SALE
For Sale $2,100,000

VIEW
Sat 7th Nov @ 12:00PM - 12:30PM

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

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

LJ Hooker

- Lock-up garage plus external laundry with additional toilet and shower facilities
- Outstanding potential to renovate, extend or rebuild a luxury residence (STCA)











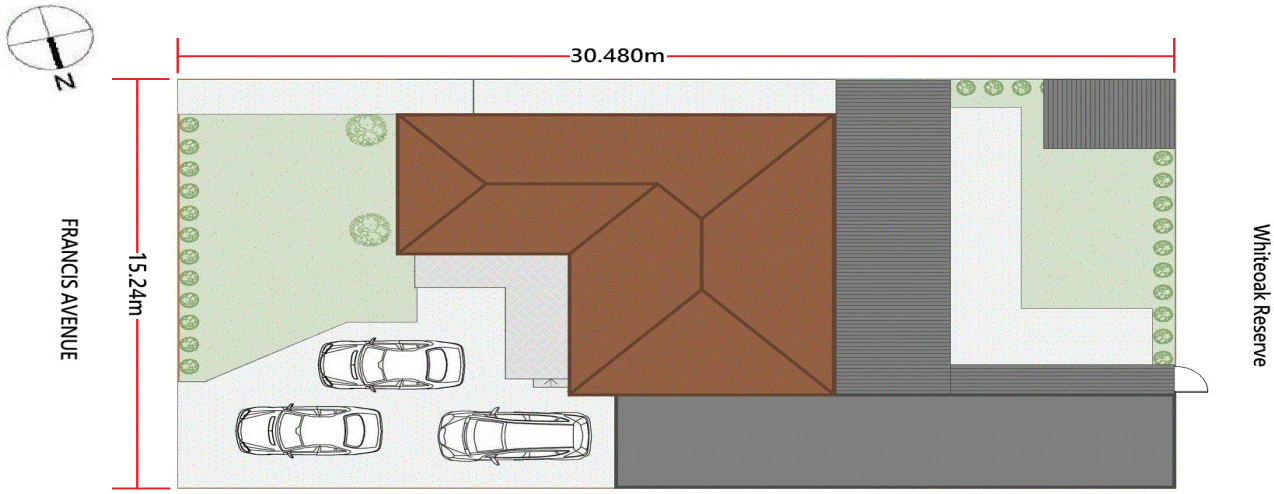
MORE DETAILS

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)

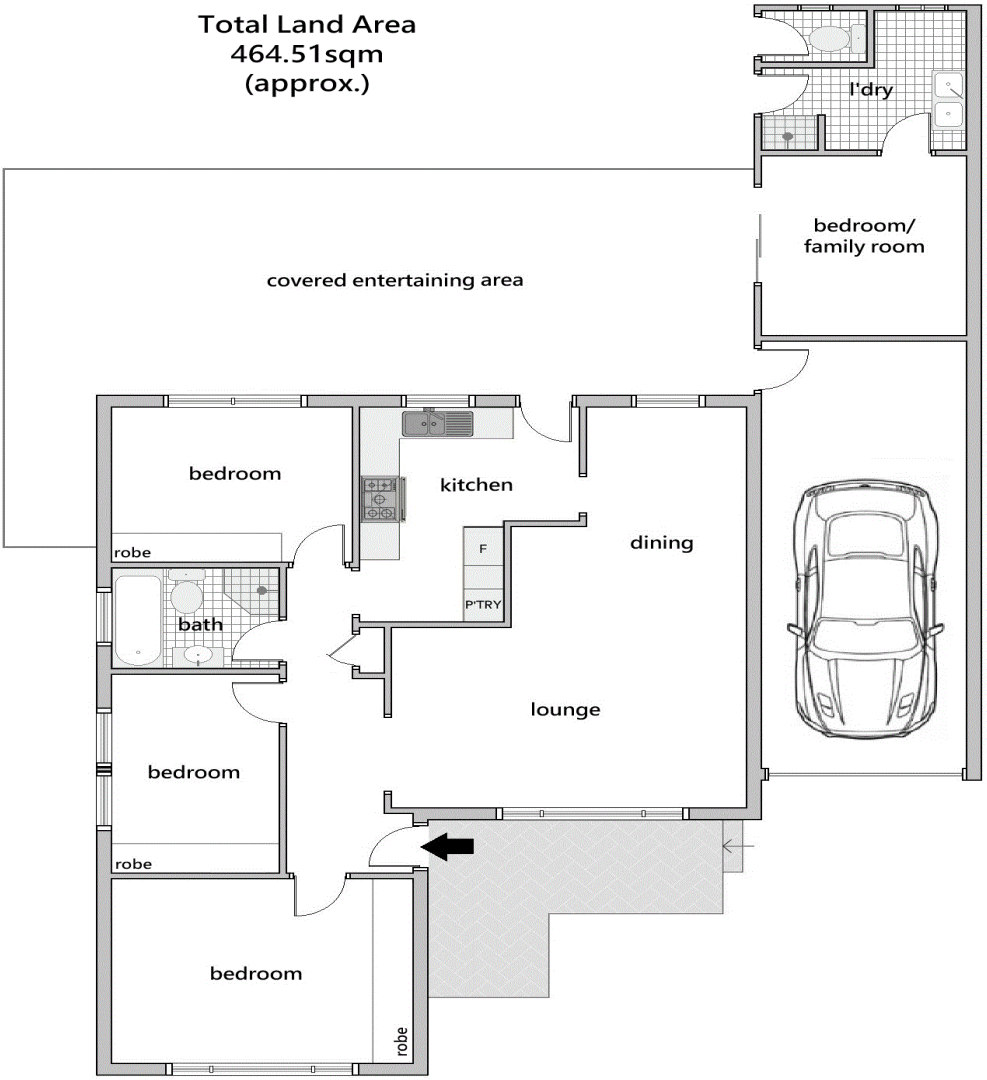
Joseph Galea 0405 148 099
Area Specialist | josephg@ljhbls.com.au

LJ Hooker Brighton-Le-Sands (02) 9599 1511
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Total Land Area
464.51sqm
(approx.)



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Brighton-Le-Sands

LJ Hooker
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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