

## Brighton-Le-Sands, 3 England Street

Local landmark on 985sqm approx

A local landmark since 1970 is this full brick and tile home and ex kindergarten.

A rare and exciting opportunity for developers, new home builders, families and speculators, business owners, restorers and adventurers to purchase this property and acquire a substantial parcel of land.

With existing use rights as a kindergarten, retain and reinstate, turn down stairs into extra income (all with council approval of course) or turn this into Brighton's biggest house ever! Over 3 levels of prime building with accommodation for over 7 cars, entertainers living, dining areas, party patio overlooking the district, pull down stair case into a fully lined roof space, classic mid century bathrooms and kitchens and all under the one roof.

This property is part of a Deceased estate and will be sold separately (along with the property next door 1 England Street) and if combined would be 1706sqm approx and could suit further development subject to approvals.



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13D1FNN](http://ljhooker.com.au/13D1FNN)

**Contact**  
**Joseph Galea**  
0405 148 099  
[joegalea@ljhbbs.com.au](mailto:joegalea@ljhbbs.com.au)

**Frank Mazor**  
0419 272 251  
[frankm@ljhbbs.com.au](mailto:frankm@ljhbbs.com.au)

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



Land size: 985sqm (approx)

Frontage: 12.19m (approx)

Zoning: R3.

## More About this Property

<b>Property ID</b>	13D1FNN
<b>Property Type</b>	Townhouse
<b>Land Area</b>	985 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard Balcony Outdoor Entertaining Built-in-Robes Fully Fenced kindergarten development site

**Joseph Galea 0405 148 099**

Licensed Real Estate Agent | joegalea@ljhbbs.com.au

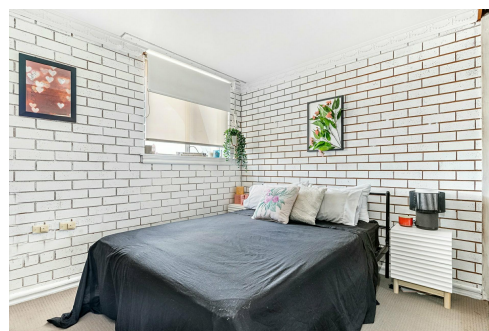
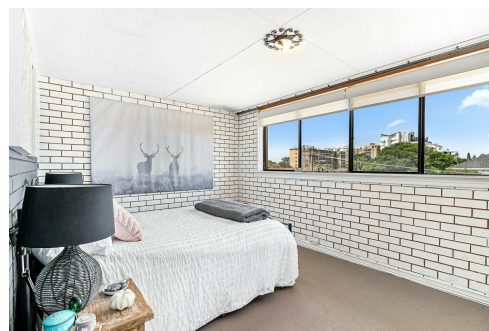
**Frank Mazor 0419 272 251**

Licensee | frankm@ljhbbs.com.au

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

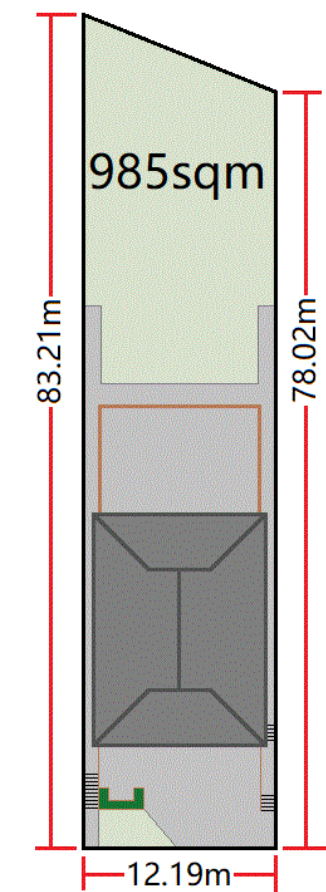
331 Bay Street, BRIGHTON-LE-SANDS NSW 2216

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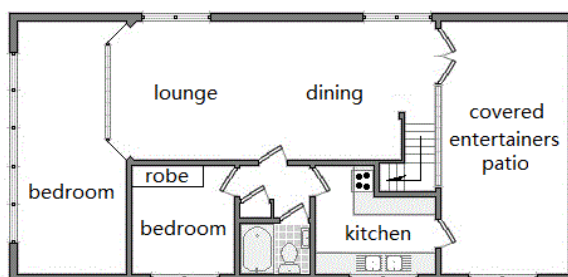


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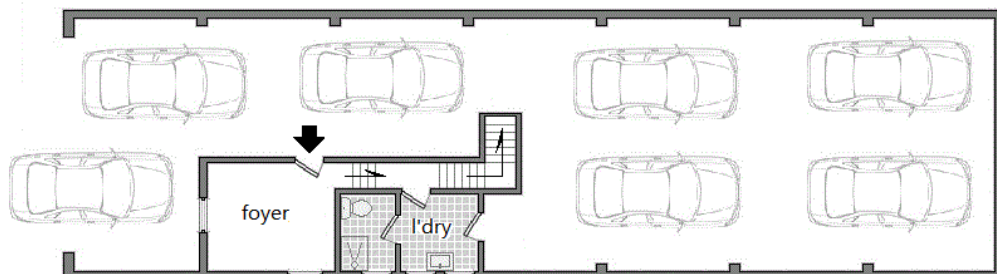
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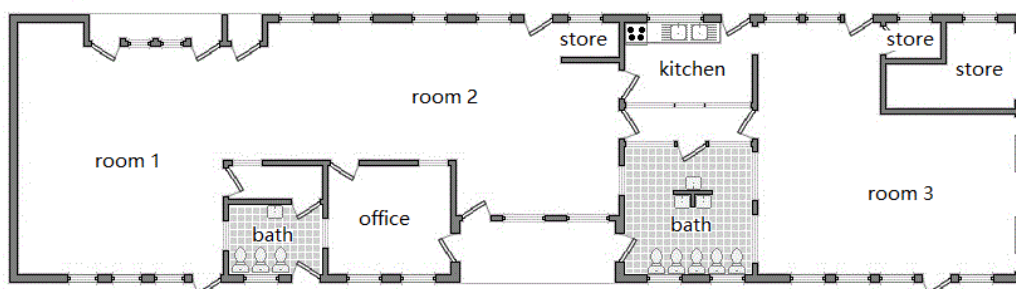
first floor



street level



ground floor



## 3 England Street, 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.



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