



10/38-40 Crawford Road, Brighton-Le-Sands

## North West Facing with 2 balconies!

Welcome to perfect beachside living, in the heart of Brighton Le Sands. This charming, light filled 2 bedroom apartment is nestled amidst popular waterfront and vibrant community vibes.

Situated just a short stroll from the sandy beaches of Brighton Le Sands, this prime location apartment offers you the ultimate beachside lifestyle. Enjoy leisurely strolls along the promenade, soak up the sun, or indulge in a variety of water sports - all just moments from your front door.

Inside the apartment is carefree comfort. The spacious L shaped living area provides the perfect setting for relaxation and entertainment, while the updated kitchen with ample storage space makes cooking a breeze.

Unwind in the comfort of two generous sized bedrooms, each with ample natural light and thoughtful design, as well as built-in wardrobes. This top-floor apartment is street facing and enjoys 2 balconies, which lends itself to relaxing mornings or sunset entertaining with friends.

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**FOR SALE**  
\$800,000 - \$820,000

### AGENTS

Frank Mazor  
0419 272 251  
frankm@ljhbbs.com.au

Joseph Galea  
0405 148 099  
josephg@ljhbbs.com.au

### 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.

 **LJ Hooker**

- . Secure boutique building
- . Top-floor apartment
- . Light-filled interiors
- . 2 generous bedrooms with storage
- . Bathroom with modern updates
- . internal laundry
- . Spacious living and dining areas
- . Oversized interiors
- . Huge lock up garage with plenty of storage space
- . Currently a long term investment with tenants on and expired lease

## MORE DETAILS

Property ID 13TCFNN  
 Property Type Unit  
 Land Area 114.2 m2

### Frank Mazor 0419 272 251

Principal/ Licensee in Charge | frankm@ljhbbs.com.au

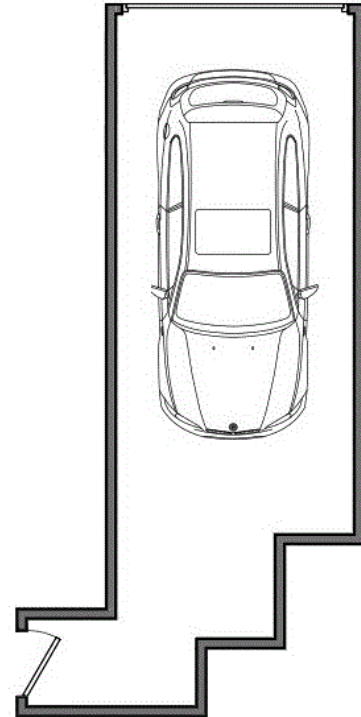
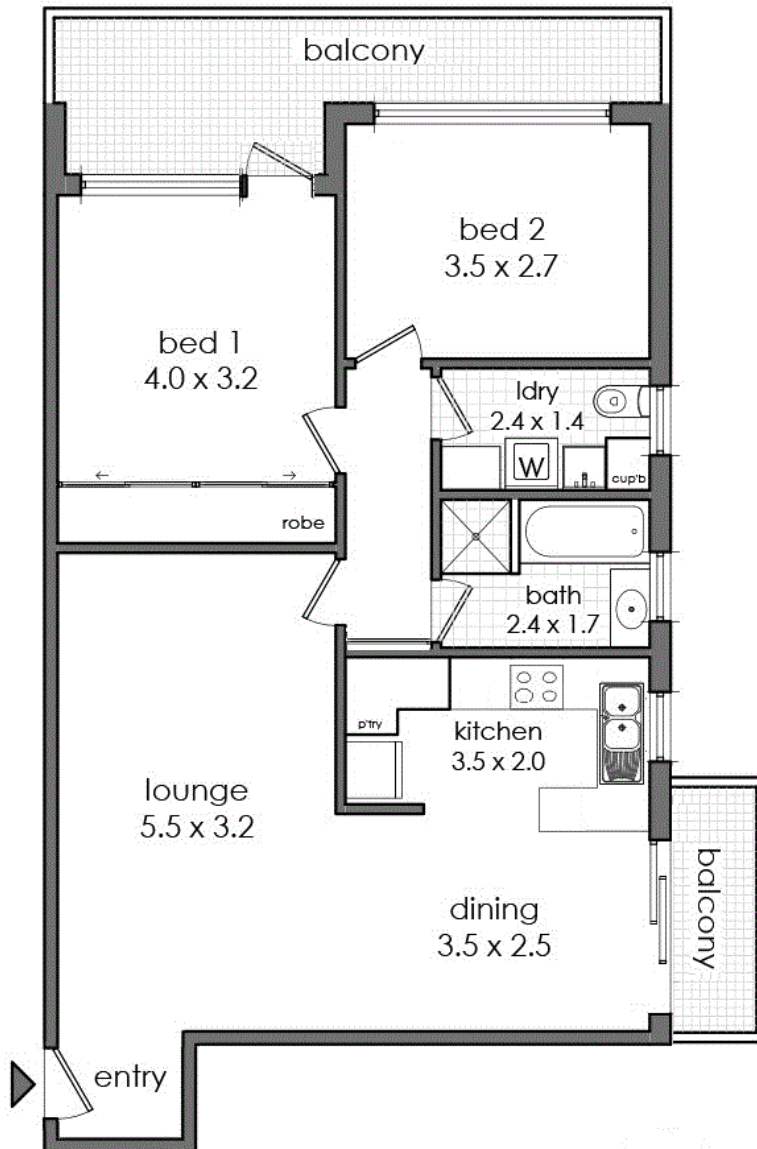
### Joseph Galea 0405 148 099

Area Specialist | josephg@ljhbbs.com.au

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

331 Bay Street, BRIGHTON-LE-SANDS NSW 2216  
 brightonns.w.ljhooker.com.au | info@ljhbbs.com.au





Unit size: 91sqm  
Garage size: 23.2sqm  
Total area: 114.2sqm

"Weatherley"  
10/38 Crawford Road, Brighton-Le-Sands

 **LJ Hooker**  
Brighton-Le-Sands

Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements are approximate.

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