



18/19-21 Queens Road, Brighton-Le-Sands

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## Under Contract

Bright and light filled interiors with a north east aspect, this immaculate apartment is situated secure in the classic and solid, stylish and well built building known as "San Michele".

With high ceilings, spacious combined lounge and dining area, pristine modernised kitchen, good "retro" bathroom, bright balcony and built in robes in each bedroom. Full security intercom with very well maintained common internal areas and external gardens and that all important Lock Up Garage with opportunity to park a second car in front.

Currently leased to a great tenant on an expired lease, suit investors or retirees/young families.

Perfectly positioned just a short stroll to the restaurants, cafes, supermarket and the beach.

### FOR SALE

Please Call

### AGENTS

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

Joseph Galea  
0405 148 099  
joegalea@ljhbls.com.au

### AGENCY

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

## MORE DETAILS

Property ID 13PVFNN  
Property Type Unit  
Land Area 92.4 m2  
Including Balcony  
Built-in-Robes  
Secure Parking  
retro bayside beach garage and car space  
two titles high ceilings big picture windows

### Frank Mazor 0419 272 251

Principal/ Licensee in Charge | [frankm@ljhbbs.com.au](mailto:frankm@ljhbbs.com.au)

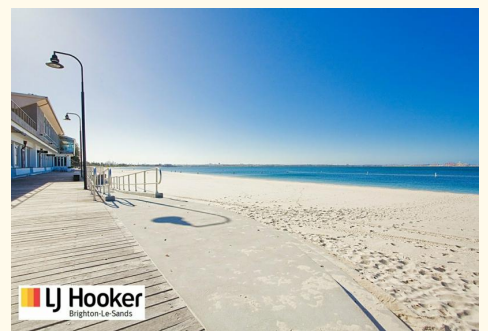
### Joseph Galea 0405 148 099

Area Specialist | [joegalea@ljhbbs.com.au](mailto:joegalea@ljhbbs.com.au)

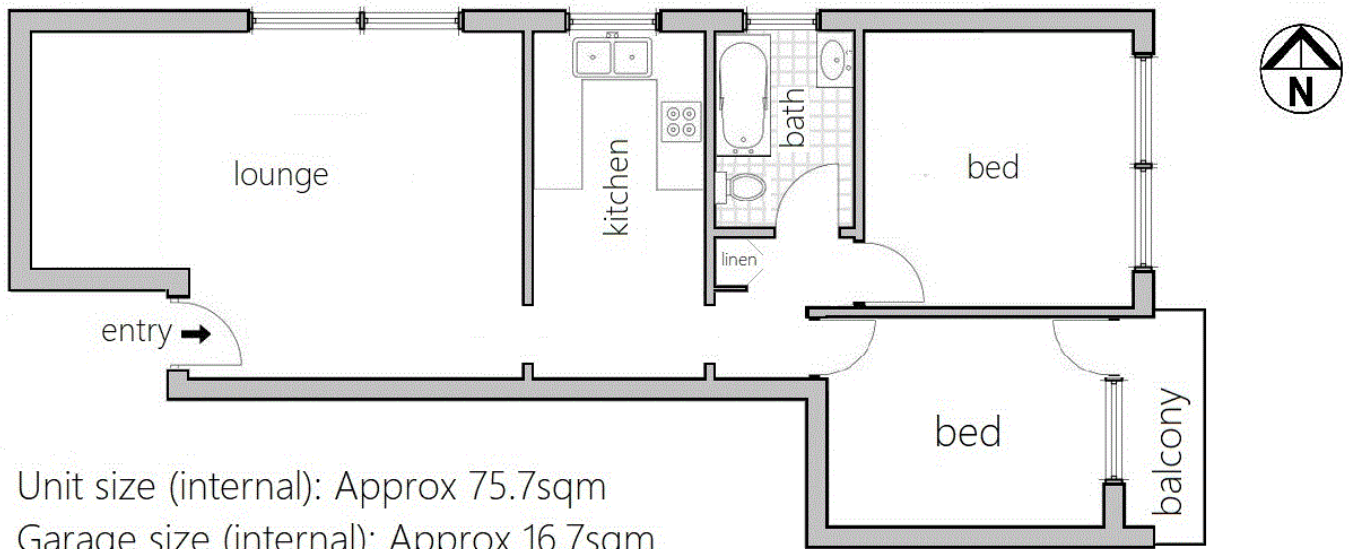
### LJ Hooker Brighton-Le-Sands (02) 9599 1511

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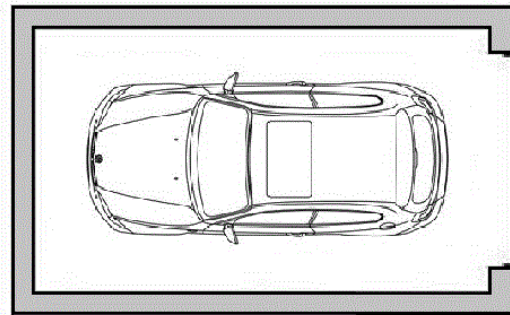


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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Unit size (internal): Approx 75.7sqm  
Garage size (internal): Approx 16.7sqm  
Total area over two lots Approx 92.4sqm

Strata Levies: \$690.00 (approx) per quarter  
Council Rates: \$386.00 (approx) per quarter  
Water Rates: \$175.00 (approx) per quarter



(garage shown not in actual position)

## "San Michele"

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DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.