

## Brighton-Le-Sands, 6/19-23 Moate Avenue

**\*\* DEPOSIT TAKEN\*\*** Sunny North Facing Front Villa

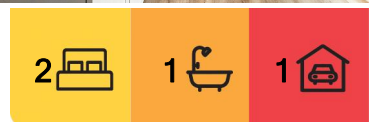
A fabulously well located full brick villa brimming with natural light in this sought after beachside suburb.

Presenting a bright ambience and well-proportioned rooms, enjoy living in this generous villa a short level walk to the beach and local shops. A fabulous opportunity to add your personal touch and add further value. Would suit someone looking for effortless living in a peaceful locale or those seeking to downsize to this buzzing village. Accommodation includes open plan living and dining, 2 bedrooms with robes, spacious kitchen with servery, bathroom with separate bath tub and shower, internal laundry and lock up garage with direct access to courtyard garden.

Villa size: 124sqm  
Strata Levies: \$620 per quarter  
Council rates: \$446 per quarter  
Water rates: \$180 per quarter



**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/13N1FNN](http://ljhooker.com.au/13N1FNN)

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

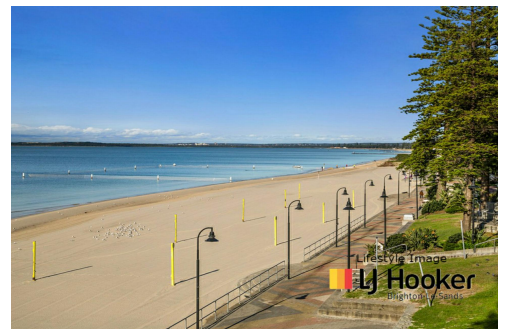
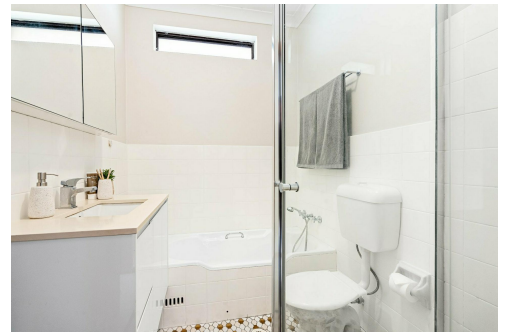
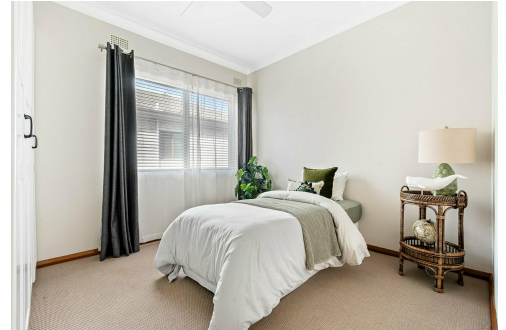
**LJ Hooker Brighton-Le-Sands**  
**(02) 9599 1511**

## More About this Property

<b>Property ID</b>	13N1FNN
<b>Property Type</b>	Villa
<b>Land Area</b>	124 m2
<b>Including</b>	Air Conditioning Courtyard Balcony Built-in-Robes Secure Parking Fully Fenced

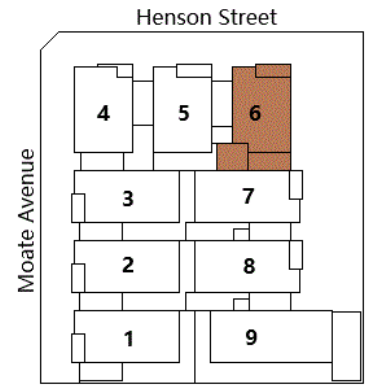
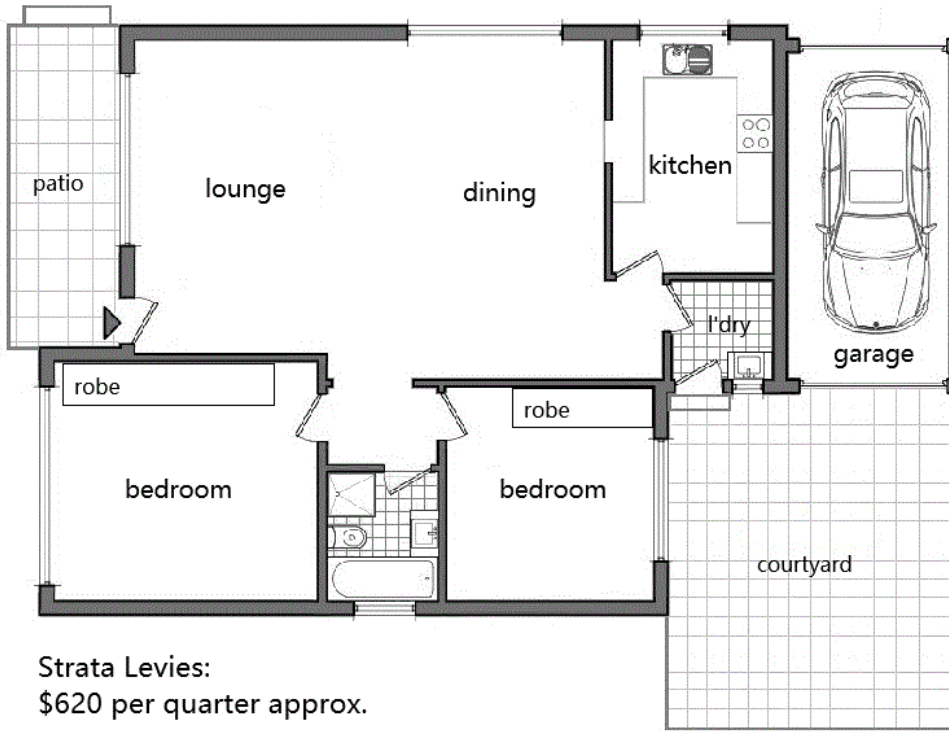
**Joseph Galea 0405 148 099**  
Area Specialist | joegalea@ljhbls.com.au

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Site Plan



Strata Levies:  
\$620 per quarter approx.  
Council Rates:  
\$446 per quarter approx.  
Sydney Water Rates:  
\$180 per quarter approx

Villa size:  
124sqm approx

## Villa 6/19-23 Moate Avenue, Brighton-Le-Sands



**Disclaimer:** Plans shown are for presentation purposes only and are not part of any legal documents. All measurements and figures are approximate.



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