




Villa 3/36 Archbald Avenue, Brighton-Le-Sands

Position Perfect

Nestled in a secluded boutique complex yet moments to everyday amenities, this classic villa provides an idyllic lifestyle sanctuary of peace, privacy and tranquility. With an opportunity to refresh and create a modern retreat offering two generous bedrooms (both with built in robes), polished floorboards throughout, generous well presented kitchen with ample storage, spacious bathroom with separate bathtub and shower, combined lounge/dining with air conditioning, internal laundry, single garage and good size sunny courtyard. Tucked away in a quiet neighbourhood, this home offers both lifestyle and comfort for young families, downsizers or retirees within walking distance to local shopping, cafes, restaurants and the beach.

- Wonderfully spacious interiors
- Extra large kitchen with breakfast bar
- Private entertainers' courtyard
- Bedrooms with built-in robes
- Massive main bathroom with separate bath/shower
- Polished timber flooring throughout
- Internal laundry with direct outdoor access
- Great size lock up garage
- Moments to Brighton shops, beach, cafes & transport

2  1  1 

FOR SALE

\$1,150,000

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

AGENTS

Frank Mazor
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AGENCY

LJ Hooker Brighton-Le-Sands
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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**

MORE DETAILS

Property ID 13X2FNN
Property Type Villa
Land Area 116.4 m2
Including Courtyard
Floorboards
Built-in-Robes

Frank Mazor 0419 272 251

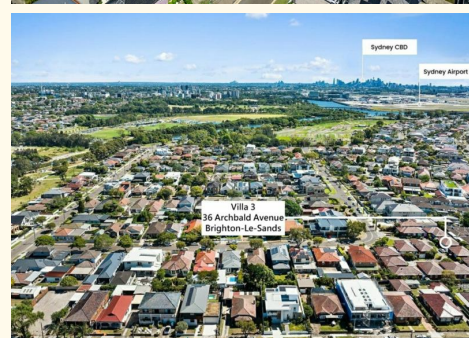
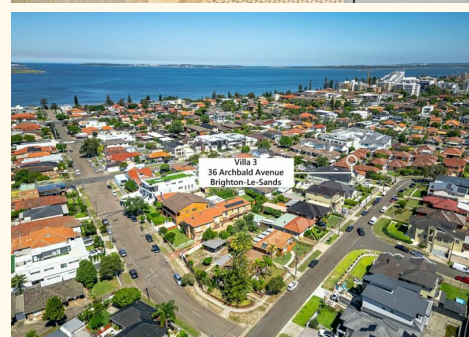
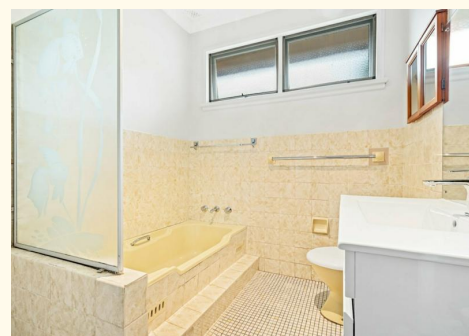
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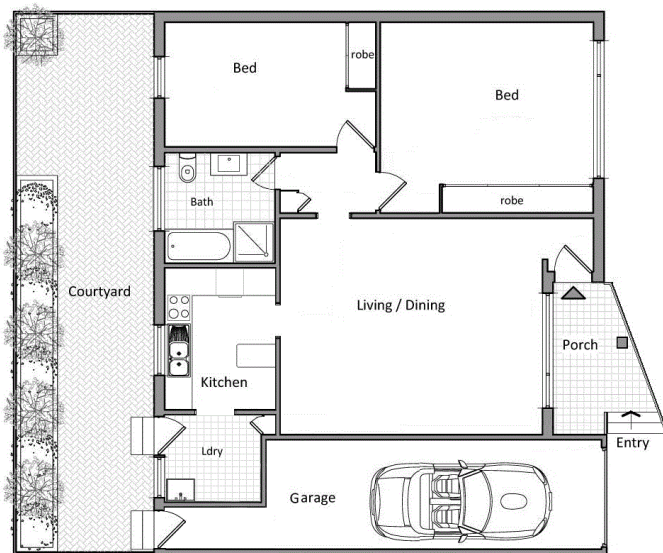
Villa 3
36 Archbald Avenue, Brighton-Le-Sands

Strata Levies
\$887.25 per quarter

Internal villa size:
(including garage)
86.4sqm (approx.)

Courtyard size:
30sqm (approx.)

Total area:
116.4sqm (approx.)



Floor plan

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. Floor plan by Sandesign.

