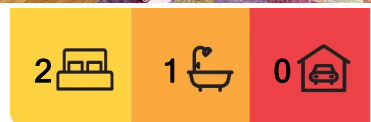


## Monterey, 12/155 The Grand Parade

Fantastic Opportunity opposite the Beach

You will be inspired if you enjoy home renovations, this first floor unit enjoys an enviable lifestyle position and presents a great opportunity. With a modern makeover, transform this 2 bedroom unit into a modern beach pad. There is an open plan living and dining area, original kitchen and bathroom and a balcony looking out to the water at Lady Robinsons Beach. Currently leased, this unit has been a solid investment in this popular seaside suburb. Enjoy the great position opposite the beach and easy access to the airport and city. Short level stroll to local shops, restaurants and trendy cafes.



**For Sale**  
Please Call

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

**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)



**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.

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

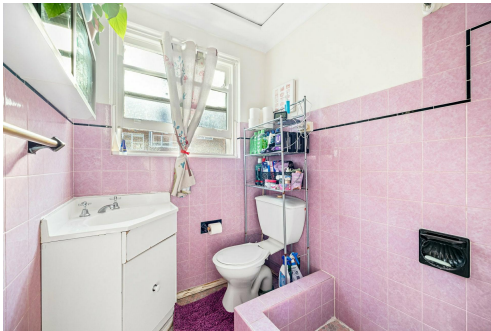


# More About this Property

Property ID	13GEFNN
Property Type	Unit
Including	Balcony Floorboards Built-in-Robes opposite beach

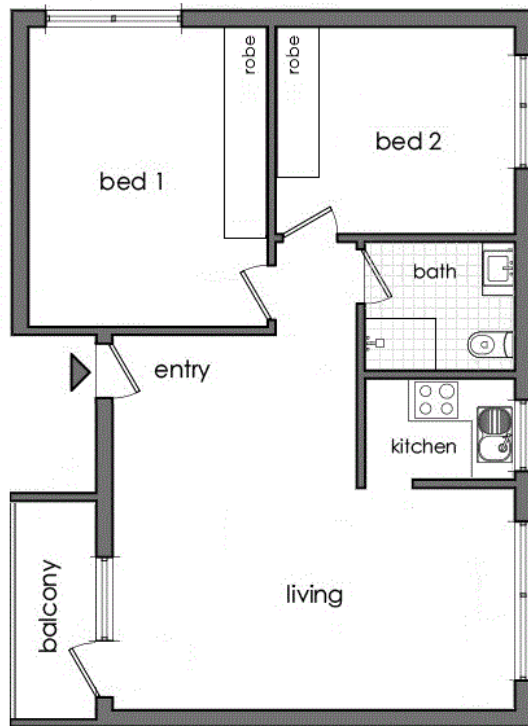
**Joseph Galea 0405 148 099**  
Area Specialist | joegalea@ljhbbs.com.au  
**Frank Mazor 0419 272 251**  
Principal/ Licensee in Charge | frankm@ljhbbs.com.au

**LJ Hooker Brighton-Le-Sands (02) 9599 1511**  
331 Bay Street, BRIGHTON-LE-SANDS NSW 2216  
brightonnsw.ljhooker.com.au | info@ljhbbs.com.au



**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.

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



Internal unit size:  
63.2sqm

Strata Levies:  
\$700 per quarter (approx.)

Sydney Water:  
\$180 per quarter (approx.)

Bayside Council Rates:  
\$337 per quarter (approx.)

12/157-159 The Grand Parade  
Monterey

 **LJ Hooker**  
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.

 **LJ Hooker**

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

**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.