

**3/105 The Grand Parade, Brighton-Le-Sands, NSW  
2216**

**McGrath**

**Unit For Sale**

Tuesday, 19 March 2024

3/105 The Grand Parade, Brighton-Le-Sands, NSW 2216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 152 m2**

**Type: Unit**



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## **Guide \$1,100,000**

First time offered, an exciting opportunity to secure a quality lifestyle or solid investment. Featuring expansive waterviews across Botany Bay this double brick apartment is in a block of only 6. Easy access to the beach and only a stroll from a wide selection of shops, cafés and restaurants.- Generously scaled layout presents comfortable living spaces- Freshly painted interior enjoys an abundance of natural light- Spacious balcony enhanced by water views and sea breezes- Electric kitchen, stainless appliances and ample benchspace- Three comfortable bedrooms with mirrored built-in wardrobes- Two renovated bathrooms, main features shower and bathtub- Air conditioning, internal laundry, carpeted floors throughout- Lane access into secure lock-up garage with storage shelves- Effortless walk to Coles and Brighton-Le-Sands Public School- Access to bayside walking paths, parks and workout stations