

**3/49 Rowley Street, Brighton-Le-Sands, NSW 2216**

REAL ESTATE

## Villa For Sale

Thursday, 13 June 2024

3/49 Rowley Street, Brighton-Le-Sands, NSW 2216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 357 m2**

**Type: Villa**



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## Expression of interest

This exceptional double brick 3 bedroom spacious villa as big as a house offers two spacious living areas and a north-facing garden/courtyard approx. 128 sqm great for entertaining. This comfortable double brick residence is a rare and impressive offering. Just one of three homes in a well maintained complex, it provides a fantastic opportunity - featuring a large sunny kitchen with ample storage space, separate lounge and dining rooms, and an extra rumpus/bedroom/office or retreat behind the oversized double remote garage. Interiors present neatly throughout while boasting plenty of scope for the keen renovator. Close to schools, parks and playgrounds, Brighton cafes, Rockdale Plaza and the beach, this solid property makes a simply sensational choice for a young family or downsizer. Features: Outstanding lifestyle just 450m from the bayside walking path High ceilings, carpet throughout, solar power, separate water meter, ducted air-conditioning Charming brick-paved patios and wraparound undercover alfresco Two-way kitchen with abundant storage and a breakfast bar/servery Bright bathroom showcasing original vintage tiling, shower plus tub Main bedroom with walk-in robe; built-ins in two further beds, convenient second toilet Large undercover laundry, two generous linen press, own water meter Double garage with internal access and parking area in front Approx. 900m to Kyeemagh Public School, walk to beaches + baths Minutes to shopping centres, childcare, bars/restaurants and transport Quarterly owner fees: Strata - \$877, Council - \$500 Must see villa approx. 357 sqm