

53 Moate Avenue, Brighton-Le-Sands, NSW 2216



House For Sale

Sunday, 28 April 2024

53 Moate Avenue, Brighton-Le-Sands, NSW 2216

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 336 m2

Type: House



Mark Somboli



Victoria Voulgelis
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Auction If Not Sold Prior

An incredible opportunity exists with this charming residence. Nestled in a serene pocket within Brighton-Le-Sands, this delightful Three-bedroom semi welcomes you with modern, light-filled interiors and multiple entertaining zones. Immediately ready to enjoy, bathed in sunlight, boasting a North-West facing porch, living area flows out to the outdoor undercover alfresco dining, perfect for entertaining. The property is brimming with natural light, it features a spacious layout offering bright and airy interiors enhanced by high ceilings, crisp white walls and refreshed timber floorboards. The home offers expansive lounge and dining areas leading into the dining and living area perfect for family gatherings. A low-maintenance entertainer's garden, built-in BBQ, storage shed and an additional home studio/teenagers retreat. Additional features include a stylish, modern, over-sized bathroom, laundry with additional toilet and plenty of storage. The floor plan will tick boxes for growing families, professional couples, investors and those upsizing. Inner West and Inner City buyers take note! Key Features: Three well-appointed bedrooms, main and second bedroom with built-in wardrobes. Modern kitchen with laminate benchtops, gas cooking, and ample storage. Inviting living area, opening out to the entertainers alfresco. Stylish bathroom with contemporary fittings. Sun-drenched backyard amidst lush gardens, complete with a storage shed. Laundry with additional toilet and abundant storage space. Studio / Study / Teenagers Retreat. Gas fittings throughout, including a lounge outlet. Comfort ensured with a reverse cycle split system air-conditioner. Bore water and Solar panels. Security roller shutters and electric front gate. Full brick construction with period features and stunning timber floors. Blend of classic elegance and modern style, showcased by high ceilings. Highly desirable locale, offering a walk-to-everything lifestyle. This ready-made property enjoys many nearby bus services offered to surrounding suburbs, while positioned within an easy walk to Brighton-Le-Sands cafes, restaurants and beaches. This highly sought-after enclave is moments to grocers, popular cafes and post office and short drive to Sydney CBD. Land Size: 336.5sqm (approx.)