

8/46 Queens Road, Brighton-Le-Sands, NSW 2216



Apartment For Sale

Wednesday, 15 May 2024

8/46 Queens Road, Brighton-Le-Sands, NSW 2216

Bedrooms: 3

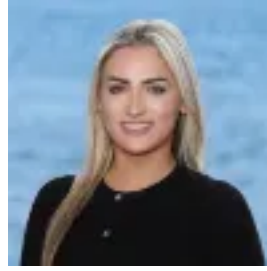
Bathrooms: 1

Parkings: 1

Type: Apartment



Adam Crawley
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Alyssa Kaly
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For Sale | Price Guide \$888,000 - \$940,000

Situated on the first floor of a meticulously maintained boutique complex of 12 units, this private 3-bedroom apartment presents an unmissable opportunity for those seeking a lifestyle of style, comfort and convenience. Boasting a practical layout with a light-filled open-plan living space, neatly presented bathroom and internal laundry. Its highly sought after location is conveniently positioned near Brighton-Le-Sands beach, coffee shops, Bayside parks and Brighton-Le-Sands Public School, while only a short drive to the airport and Sydney CBD. Whether you're downsizing, investing, or buying your first home, this opportunity is not to be missed.

- Bright free-flowing living and dining area filled with natural light-
- Modern open plan kitchen complete with a stainless steel oven and electric stove-
- 3 spacious carpeted bedrooms, two offering mirrored built-in wardrobes-
- Stylish bathroom with floor-to-ceiling tiles and a cleverly integrated laundry-
- 3rd bedroom opens out onto a sundrenched balcony-
- Air conditioning for year-round comfort-
- East-facing covered balcony offers new glass balustrades-
- Single lock-up garage and space for further off-street parking-
- Secure intercom entry-
- Walk to Brighton Le Sands beach and Bay Street's lively shopping and dining precinct-
- 8 minute drive to Sydney Airport and 20 minute drive to Sydney CBD

Strata Rates: Approximately \$736.55 per quarter
Council Rates: Approximately \$392.90 per quarter
Water Rates: Approximately \$171.41 per quarter

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