

48 Bruce Street Brighton-Le-Sands, NSW

3

2

1

AUCTION - DECEASED ESTATE - MUST BE SOLD

Position-perfect and brimming with possibilities, this freestanding double-brick home presents an exciting opportunity to tap into a beachside lifestyle in one of Brighton's sort-after wide council streets, offering additional parking and storage for all of the recreational toys.

With solid bones and a lovingly maintained semi-modernised Kitchen & Bathroom, plus freshly painted internal living, you have the option to move straight in or rent out immediately.

Occupying a level 418sq m block, the residence provides a convenient layout, with an entry corridor leading to three bedrooms at the front, through to a family room and open-plan kitchen, lounge and dining.

A large alfresco zone and lawn provides the ideal hub for summer barbecues, fanned by bay breezes, amid the serenity of this peaceful residential location.

Less than a 5-minute stroll to Brighton's beautiful beaches and dining precinct, shops, Coles, and schools or drive 13km to the CBD, with a nearby bus stop providing a quick connec...

Inspect: Thursday, 7th November 2024 4:00 - 4:30
 Saturday, 9th November 2024 11:30 - 12:00
Auction: 16/11/2024 11:30 am

Price: AUCTION GUIDE \$1,800,000

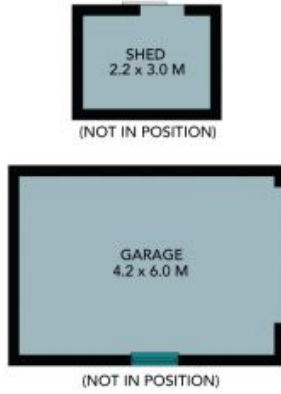


George Kambouroglou

0422 421 111

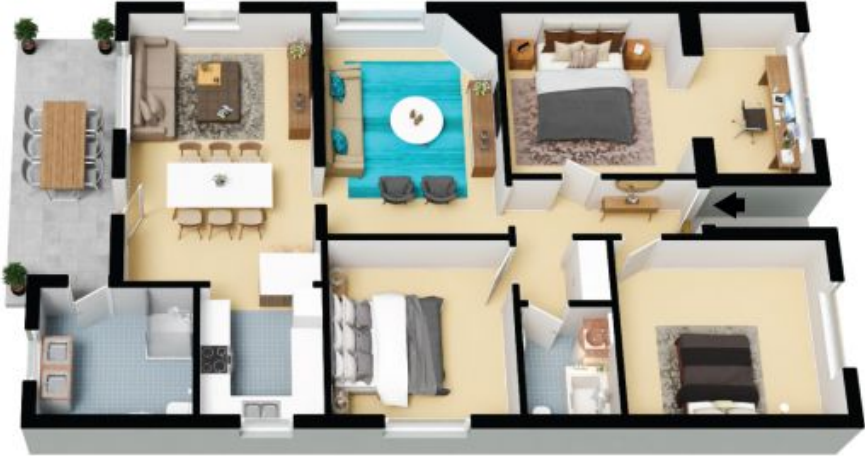


Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

48 Bruce Stree
Brighton Le Sands



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.