

**3/124 The Grand Parade, Brighton-Le-Sands, NSW,
2216**

true[®]

Apartment For Sale

Wednesday, 13 November 2024

3/124 The Grand Parade, Brighton-Le-Sands, NSW, 2216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

BEACHSIDE LIVING AT ITS FINEST WITH WATER VIEWS

Discover the perfect blend of comfort, convenience and coastal charm in this beautifully East facing renovated two bedroom ground floor apartment directly across from Lady Robinson Beach with water views. Located within a boutique solid double brick complex and just seconds to all of Brighton-Le-Sands amenities. Ideal for those seeking a relaxed, coastal lifestyle with modern touches. Whether you are looking for a permanent residence, a weekend getaway, or a coastal investment, this apartment offers exceptional value in an unbeatable location.

- = Renovated and spacious timber kitchen including ample storage and bench space
- = Two large sized bedrooms with built-ins
- = One carspace located at the rear of the complex for exclusive use only
- = Neat and tidy tiled bathroom
- = Internal laundry facilities with second toilet
- = Enclosed balcony, a versatile space that can double as an additional living area, perfect for lounging, dining, or creating a home office
- = Prime beachside location – Just steps from the sand and surf, with easy access to the promenade for walks, cafes, and more
- = Second to all amenities which includes award winning restaurants and café's, specialty stores, supermarkets, bars and Airport and CBD transport.
- = Rental return \$35,100 annually

The outgoings are as follows:

- = Water: \$180.00
- = Council: \$390.00
- = Strata: \$1080.00

Note: All approximate and per quarter.

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