

**3/31-35 Gordon Street, Brighton-Le-Sands, NSW,
2216**

REAL ESTATE

House For Sale

Wednesday, 23 October 2024

3/31-35 Gordon Street, Brighton-Le-Sands, NSW, 2216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Kathy Caruana
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Spacious and Serene North Facing Beach Retreat approx. 101sqm

Peaceful and sun-kissed, in an exclusive address just a few steps from cafes, shops and the beach, this beautiful corner 2 bedroom double brick north facing apartment leaves little to be desired. Boasting a fresh and functional design, with cool tiled floors in the living areas, ceiling fans throughout, crisp white plantation shutters and a charming balcony, it proudly reflects its beachside setting with its laidback coastal feel. A quality modern kitchen and stylish bathroom, parking on title plus a great 7sqm storeroom provide a wonderful foundation of comfort and convenience, only minutes from local schools, parks and nightlife and 200 metres from the water's edge.

Features:

Light and airy first floor residence with north and east dual aspects
Low-maintenance finishes, high ceilings, A/C, 101sqm on title
Generous open-plan interiors flowing to the wide, sunny balcony
Quality kitchen complete with stone benchtops and dishwasher
Fully tiled bathroom featuring a tub/shower combo and floating vanity
Two bright bedrooms appointed with mirrored built-in wardrobes
Laundry with cupboard, storeroom - impressive storage throughout
Quarterly owner fees: Strata - \$911, Council - \$340, Water - \$179
Approx. 400m to Catholic primary school, 1.3km to Kyeemagh Public
Short stroll to bayside and promenade, childcare, Coles and IGA