



22 Rowley Street Brighton-Le-Sands, NSW

3 1 2

### A blank canvas beachside opportunity

The ideal site to make a terrific new statement, this original single-level residence stands on a wide 613sqm block just a few hundred metres to the beach. The focus is definitely on the future here as the impressive dimensions provide the perfect basis for a renovation or a substantial new family residence (STCA). It will bring fantastic rewards for those wishing to make the most of such a large landholding within a short distance to Brighton-Le-Sands' host of restaurants, cafes and shopping options.

Price: SOLD \$2,350,000 | Ray Fadel



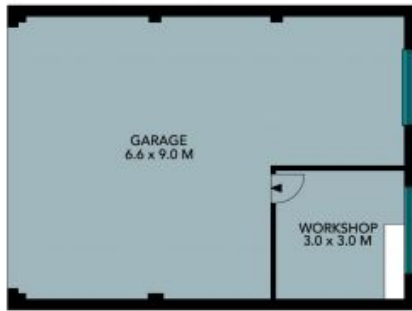
**Ray Fadel**

0413 177 739



**Yohan Ramani**

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(NOT IN POSITION)

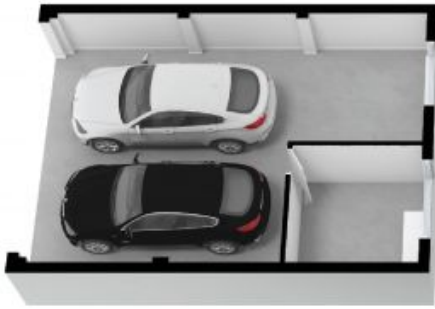


Site Plan



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.

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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.