



352 West Botany Street Brighton-Le-Sands, NSW 3 2 3

SOLD | SAM ABBAS

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Price: \$1,700,000

Opposite parklands and adjoining the end of a cul-de-sac, with dual street access and a sizeable level block,

It's perfectly positioned walking distance from the beach and Brighton's popular eat street, and also a walk from trains and amenities. Just 13km from the CBD, this potential-plus offering is a rare find in one of Sydney's most exciting up-and-coming neighborhoods.

- Original double-brick, single-storey dwelling in well-maintained condition
- Spacious combined living and dining, plus generous eat-in kitchen
- LUG with bathroom, plus side access to additional off-street parking



Sam Abbas

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Terry Gareb

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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.