



3 Yarren Avenue Brighton-Le-Sands, NSW

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### Sophisticated family retreat

Presenting an elegant 3-bedroom double brick residence in the coveted Brighton-Le-Sands area, tailored for families or downsizers seeking a hassle-free lifestyle. This meticulously renovated single-level home boasts contemporary upgrades and a prime location. Whether you relish hosting in the expansive open-plan living space or unwinding in the secluded backyard, this property caters to your every need. Conveniently positioned near public transport, Brighton-Le-Sands beach, Bay Street shops, restaurants and cafes, this residence embodies the perfect balance of luxury and practicality.

- Turkish silver tumble travertine floors featured throughout the home's interior, complemented by gorgeous ornate cornices
- Gourmet kitchen with ample storage a barnyard sink, ilve gas cooktop, 60mm Calcutta Gold marble benchtops and breakfast bar
- Open formal dining and living area boasting an original iron fireplace and casual living with bi-fold doors connecting to the outdoor patio

**Inspect:** Saturday, 4th May 2024 1:30 - 2:00  
**Auction:** 04/05/2024 02:00 pm

**Price:** AUCTION | Ray Fadel  
**Council Rates:** \$600.00 p/q  
**Water Rates:** \$193.00 p/q



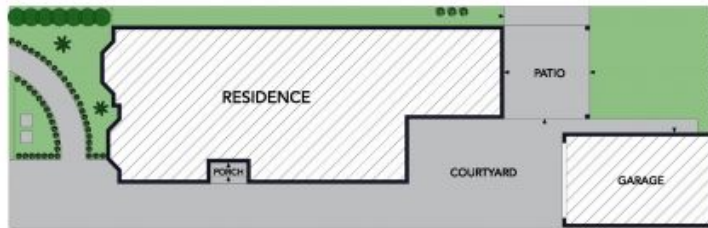
**Ray Fadel**

0413 177 739



**Chris Zdrilic**

0431 694 867



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.