

# Artist's Impression



Raine & Horne



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Sans Souci



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Sans Souci

35 Sanoni Avenue SANDRINGHAM, NSW



**SOLD AT AUCTION FOR \$1,400,000 BY RAY FADEL**  
0413177739

Price:

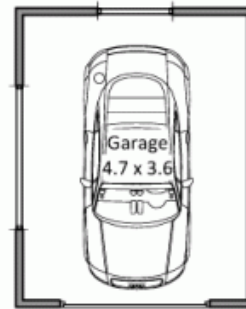
AUCTION

Perfect to move straight in or to take full advantage of the DA approved plans on 398m<sup>2</sup> of land for a luxury two storey 4-5 bedroom residence with swimming pool, this home provides the flexibility in a prime residential location. Located a mere 500m to the water's edge and conveniently situated in a quiet cul-de-sac within close proximity to beaches, cafes, clubs and primary schools, it provides abundant lifestyle options for young families, downsizers, empty-nesters and investors alike.



**Ray Fadel**

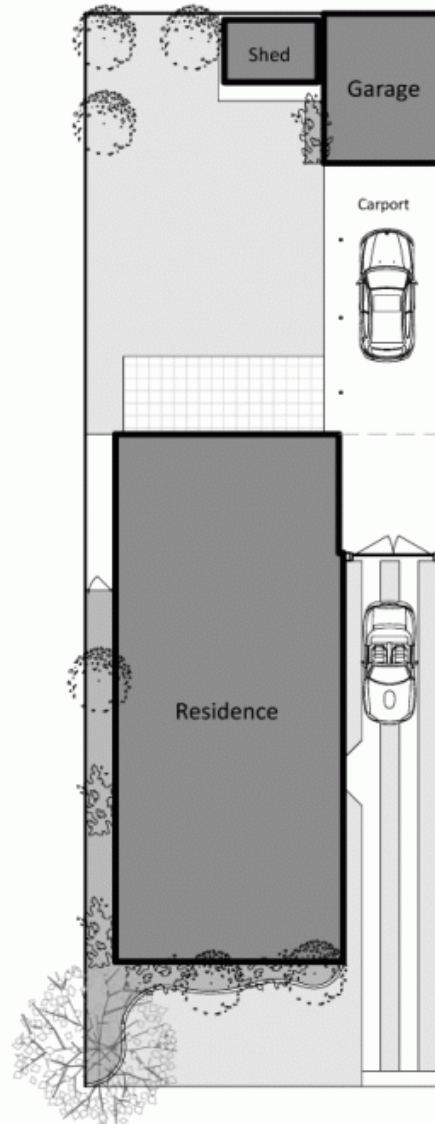
0413 177 739



Floor plan



Site plan



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by Igor Nedic 0410581805/spinpix.com.au.

35 Sanoni Avenue, Sandringham

