



22 Walmer Street Sans Souci, NSW

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### Family retreat with plenty of room to grow

Offering a spacious and ultra-private lifestyle, this solid freestanding home is perfectly located within walking distance to the beach and all of Ramsgate Road's shops and amenities. The well-maintained property is wonderfully bright and smartly presented with an inviting combination of comfort for today and exciting scope to introduce your own flair in the future. If you're seeking a value-packed house and garden package in a great location with plenty of room to grow, this is the ideal property.

**Price:** SOLD \$1,850,000 | Ray Fadel  
**Council Rates:** \$569.00 p/q  
**Water Rates:** \$150.00 p/q



**Ray Fadel**

0413 177 739



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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Sans Souci



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.