



1/40 Chuter Avenue Ramsgate Beach, NSW 3 1 1

### A private sanctuary with a large wraparound garden

Delivering a generous and functional floorplan that provides versatile spaces to accommodate a modern lifestyle, you'll be able to do it all in this well-designed single-level villa. With a large wraparound courtyard at the rear, you can bring your living outdoors and appreciate breezy and sunlit spaces that make it a no fuss low-maintenance place to live. Work comfortably from home, kick back in privacy or host barbeques with ease, all just a stone's throw from the beach, local cafes and bus transport to the city.

Price: SOLD \$1,335,000 | Shaun Ramani



**Shaun Ramani**  
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1/40 Chuter Avenue  
Ramsgate Beach



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.

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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.