



5/36 Fontainebleau Street Sans Souci, NSW

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### Freestanding villa in a bayside location

This tidy two-bedroom residence is a great way to upgrade from an apartment, downsize from a house or simply a terrific investment. It features a practical single-level layout, fresh interiors and a private rear courtyard that go together to make a value-packed property package, plus there is potential to further improve if desired. A smart and affordable home in the premium Sans Souci market. Walk to St George Sailing Club, city buses and bayside beaches.

**Price:** SOLD \$1,025,000 | Shaun Ramani  
**Council Rates:** \$387.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$707.00 p/q



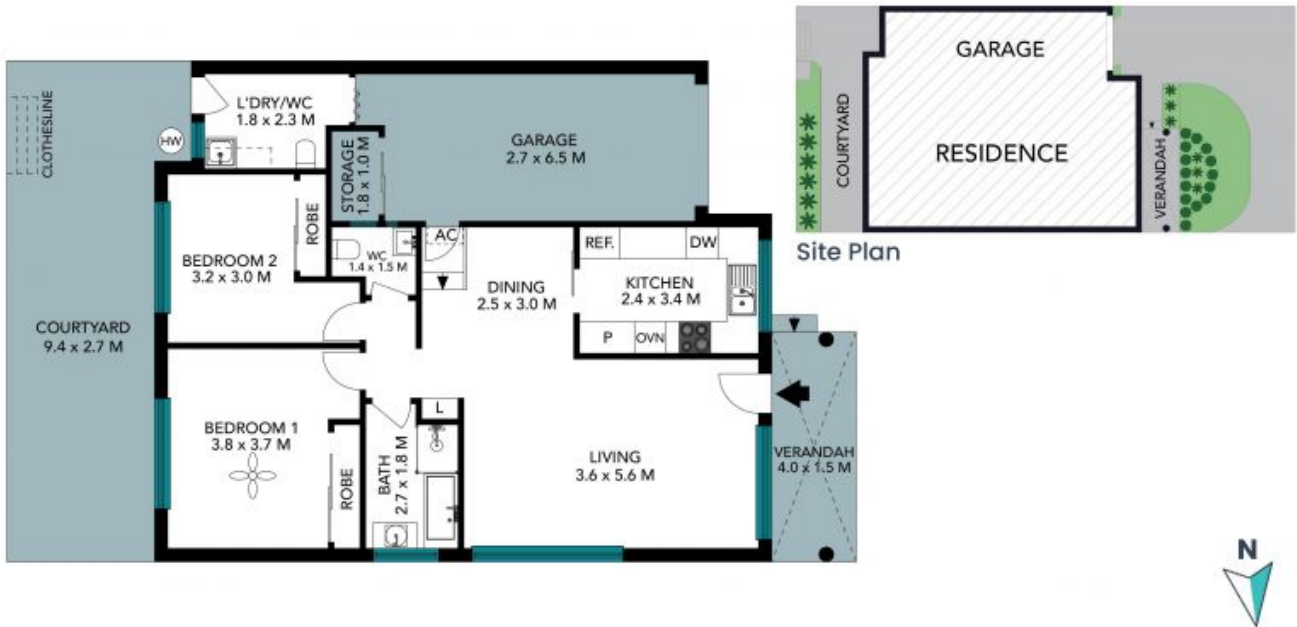
**Shaun Ramani**

0417 444 919



**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.



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.