



1/17 Russell Avenue Sans Souci, NSW 2 1 1

### A superb lifestyle retreat of design and space

Showcasing a stunning modern renovation, this boutique villa's stylish spaces and easy low-maintenance design are enhanced by a quiet location in a boutique complex of six. It makes the ideal home or investment package as it is beautifully appointed with high quality finishes, a sleek single-level layout and a private outdoor space for entertaining. This immaculate residence offers a fantastic house alternative and is within easy reach of Rocky Point Road's shops, bakery and cafes.

**Price:** SOLD \$1,200,000 | Shaun Ramani  
**Council Rates:** \$383.00 p/q  
**Water Rates:** \$233.00 p/q  
**Strata Rates:** \$909.00 p/q



**Shaun Ramani**

0417 444 919

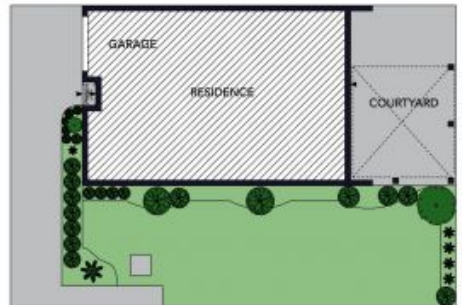


**John Moustacas**

0416 335 256

1/17 Russell Avenue  
Sans Souci

STONE



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.

1/17 Russell Avenue  
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.