



37 Griffiths Street Sans Souci, NSW

3 2 2

Cottage-style single level residence with duplex re-development potential

Sprawling a generous landholding over approximately 770sqm including an 18.14m frontage and brimming with endless scope to capitalise, this huge single level home boasts a superb opportunity. A low maintenance residence of abundant space, privacy and comfort, the haven represents the perfect duplex site (STCA) and features a traditional layout complete with formal and casual living areas, a vast outdoor setting and ideal versatility for busy families. Idyllic bayside living and Sans Souci's amenities moments away completes this unbeatable package.

Price: SOLD \$2,855,000 | Shaun Ramani



Shaun Ramani

0417 444 919



Ray Fadel

0413 177 739

37 Griffiths Street
Sans Souci

STONE



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.