



12/1 McMillan Avenue Sandringham, NSW



### Surprising Parkside Gem in a Private Location

**Price:** SOLD \$1,203,000 | JOHN MOUSTACAS  
**Council Rates:** \$324.00 p/q  
**Water Rates:** \$145.00 p/q  
**Strata Rates:** \$709.00 p/q



**John Moustacas**

0416 335 256

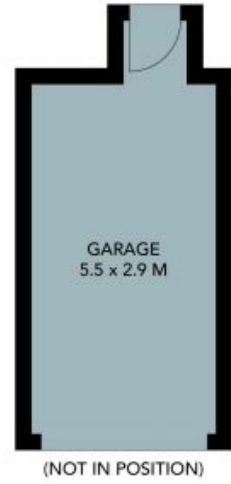


**Ray Fadel**

0413 177 739

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STONE



The floor plan is not to scale, measurements are indicative and in metres, exterior elements are not in position. 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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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.