

48 Ritchie Street Sans Souci, NSW

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### Modern family style and parkside convenience

Presenting the perfect package of modern easy living, quality finishes and everyday convenience, this freshly appointed three-bedroom Torrens title duplex delivers a user-friendly home and a brilliant Sans Souci lifestyle. It offers a smart two-storey residence complete with a great-sized backyard and all the advantages of easy living, with Bona Park off-leash dog park directly across the road. Ideal for those who value privacy and accessibility, it sits in a quiet street position that's walking distance to the beach at Dolls Point, acres of parkland and local shops along Rocky Point Road.

Price:

SOLD \$1,407,000 | Ray Fadel



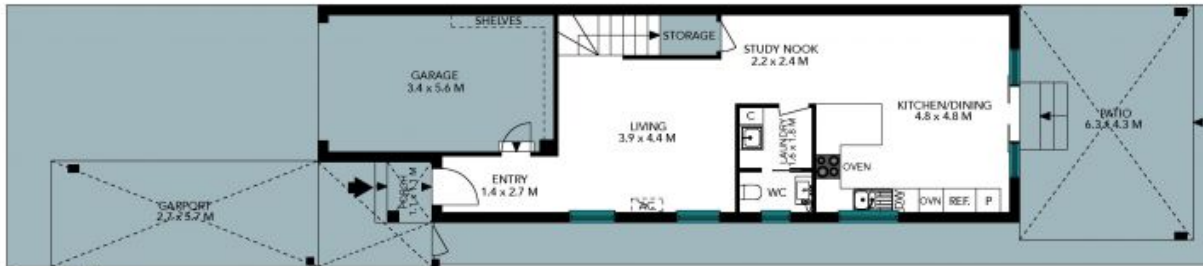
**Ray Fadel**

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48 Ritchie Street  
 Sans Souci



First Floor



Ground Floor



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.

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Sans Souci



First Floor



Ground Floor



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.