



1/53 Horbury Street Sans Souci, NSW 2 1 1

### Modern two-bed villa in beachside pocket

Perfectly set in an impeccably maintained cul-de-sac and flaunting a private entrance and no common walls, this gorgeous oversized villa is ready to enjoy. This easy-care haven is positioned within a tranquil complex of just 11 villas and is complemented by a sun drenching north-to-rear aspect, several stunning updates and a practical single level layout, not to mention an ultra-convenient address, just minutes from local amenities and Sans Souci beaches. It will appeal to young families and downsizers alike looking for a low-maintenance lifestyle brimming with peace, light and comfort.

- Light-filled interiors showcasing an open plan design with timber floorboards
- Recently updated kitchen with gas cooktop, 900mm oven plus a dishwasher
- Outdoor setting unveiling north-facing courtyard, stylish entertainers' garden
- Dual double-sized bedrooms both appointed with newly installed ceiling fans
- Master bedroom offering built-ins & study nook, scope to add third bedroom
- Exquisitely renovated bathroom with bathtub boasts space and sophistication
- Garage with extra storage plus off-street parking space, storage throughout
- Air conditioning, gas heating plus an instantaneous electric hot water system

**Price:** SOLD \$1,255,000 | Stephanie Kalos  
**Council Rates:** \$395.00 p/q  
**Water Rates:** \$158.00 p/q  
**Strata Rates:** \$670.00 p/q



**Stephanie Kalos**

0403 468 216



**Rory Kalos**

0413 177 711



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.

1/53 Horbury Street  
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.