STONE

4/40-42 Kendall Street Sans Souci, NSW

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Boutique villa of style and bayside bliss

Easy Sans Souci living takes a smart and stylish turn in this well-proportioned single-level villa on 220sqm that's so attractive with its look, layout and location, with all local amenities close by. Quietly tucked away in the immaculately maintained 'Linwood Mews' complex, it offers a private and bright retreat with freshly updated interiors, generous proportions and a private outdoor area for entertaining. This great low-maintenance property is perfect for downsizers and young families, and is well-located as it's a brief stroll to Sandringham Beach, neighbourhood cafes, parks and bus connections.

- Well-appointed interiors are tastefully refreshed throughout. The exteriors of the complex have also been recently painted
- Air-conditioned living space with open lounge and dining area
- A great-sized low-maintenance courtyard ideal for entertaining
- All three bedrooms are well-proportioned and have new carpet
- Updated kitchen with brand-new appliances including a dishwasher
- Double side-by-side lock up garage with access to the courtyard

Price: SOLD $1,360,000 | Ray Fadel
Council Rates: $341.00 p/q
Water Rates: $197.00 p/q
Strata Rates: $900.00 p/q

Ray Fadel
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Sans Souci

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Site Plan

RESIDENCE | GARAGE
PORCH

ALFRESCO

KITCHEN
2.4 x 3.1 M

REF. | C

DINING
5.6 x 3.1 M

BEDROOM 2
3.1 x 3.2 M

BATH
2.5 x 2.0 M

LAUNDRY
2.5 x 1.7 M

W

UNDR

GARAGE
5.8 x 5.5 M

LIVING
3.7 x 4.3 M

BEDROOM 1
3.2 x 4.9 M

ROBE

LINEN

BEDROOM 3
2.7 x 3.4 M

PORCH

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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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