

4/40-42 Kendall Street Sans Souci, NSW



### Boutique villa of style and bayside bliss

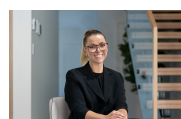
Easy Sans Souci living takes a smart and stylish turn in this well-proportioned single-level villa on 220sqm that's so attractive with its look, layout and location, with all local amenities close by. Quietly tucked away in the immaculately maintained 'Linwood Mews' complex, it offers a private and bright 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.

**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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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



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.