



2/52 Fontainebleau Street Sans Souci, NSW      3       2       1 

### Low-Maintenance Modern Living in this exclusive enclave of 5 Townhouses

Experience the low maintenance of modern living in this exclusive enclave of just 5 Townhouses, ideal for young families or downsizers. With its easy-care design, this home offers an inviting ambiance that radiates warmth and tranquillity. The spacious layout effortlessly combines comfort, style, and convenience with inviting interiors, a gourmet kitchen, and premium finishes. Located near transport, local cafes, the St. George sailing club, and breathtaking Sandringham beach, this residence truly offers the best of both worlds.

**Price:** SOLD \$1,275,000 | Ray Fadel  
**Council Rates:** \$330.00 p/q  
**Water Rates:** \$171.00 p/q  
**Strata Rates:** \$767.00 p/q



**Ray Fadel**  
0413 177 739



**Shaun Ramani**  
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Ground Floor



First 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.

2/52 Fontainebleau Street  
Sans Souci

STONE



Ground Floor



First 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.