



8 Wellington Street Sans Souci, NSW

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### Outstanding entry-level home in immaculate condition

- Original features throughout add character, all aspects of the home in extremely well kept condition
- Three separate living areas, enormous timber eat-in kitchen situated adjacent to the lounge room
- Northern orientation provides an abundance of natural light, external access allows for convenient entry under the home
- Three spacious bedrooms, with the rear bedroom featuring an adjoining sunroom for added versatility
- Neatly presented main bathroom, a second W/C in the laundry and a meticulously maintained backyard
- Large lock-up garage with storage, off-street carspace in the driveway and ample street parking available
- Exceptional opportunity for young growing families or downsizers looking to add value in the future through renovation

**Price:** SOLD \$1,805,000 | Ray Fadel  
**Council Rates:** \$566.00 p/q  
**Water Rates:** \$171.00 p/q



**Ray Fadel**

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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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Basement



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.