



4/46 Fontainebleau Street Sans Souci, NSW 2 1 1

Tranquil villa at the rear of the complex

Offering a refined lifestyle experience, this stylishly renovated villa boasts luminous interiors and a hassle-free low-maintenance layout, all complimented by a serene location nestled at the rear of a boutique complex of five. Style, ample space, and an abundance of natural light define every corner of this gorgeous residence, meticulously upgraded with tasteful appointments throughout, generous proportions, and a secluded courtyard at the back. Situated discreetly yet conveniently, it grants easy access to all essential amenities, from charming local cafes to efficient bus transportation, all while being a mere 500 meters away from the tranquil beachfront.

- An easy-to-maintain layout features open lounge and dining areas
- Hidden storage behind seamlessly integrated electric fireplace and TV unit
- A private fully fenced courtyard and outdoor entertainment space
- Two queen bedrooms both fitted with fans and mirrored built-ins
- Modern kitchen includes Caesarstone benchtops and a dishwasher
- A lock-up garage with storage space and access to the courtyard
- Air-conditioning, ceiling fans, LED lighting plus a full bathroom

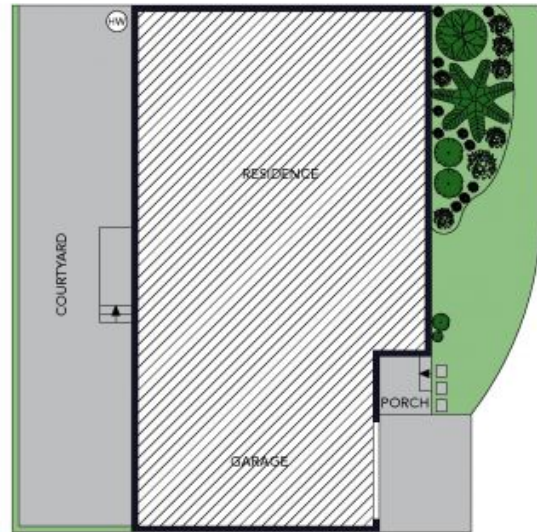
Price: SOLD \$1,355,000 | Shaun Ramani
Council Rates: \$393.00 p/q
Water Rates: \$173.00 p/q
Strata Rates: \$950.00 p/q



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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.



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.