



103 Napoleon Street Sans Souci, NSW 4 2 1

Outstanding future potential on over 920sqm of land

Located on an expansive block exceeding 920sqm, this property offers ample space both inside and out. Conveniently situated just minutes away from fantastic cafes, restaurants, shops, and beaches, this is a prime location in Sans Souci. This presents a unique chance to create a magnificent new home in the heart of the area. The current property is in good condition and is currently rented out, allowing you the time to submit your plans to the council for approval.

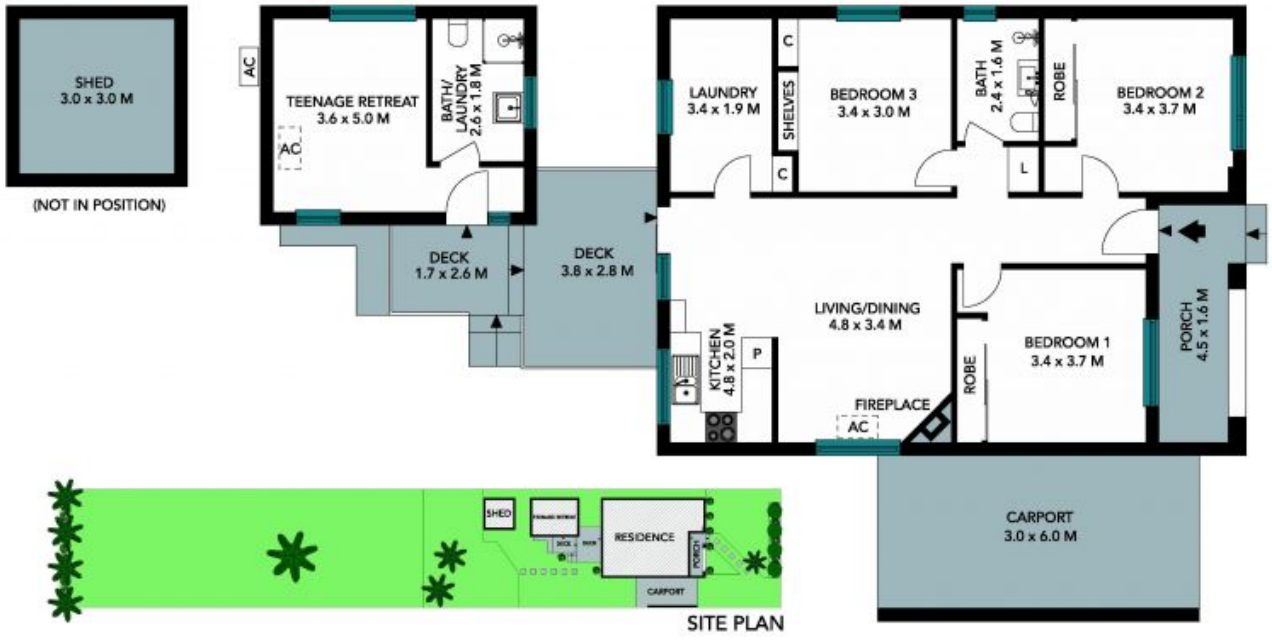
- Functional family-friendly layout with character and natural light
- Polished timber floors, original picture rails and ornate ceiling detail
- Outstanding block of land, dimensions (12.19m x 76.2m) approx
- Modern kitchen with good storage, updated all-tiled main bathroom
- Three generous bedrooms including two with built-in wardrobes
- Elevated entertainment deck overlooking the fully fenced backyard
- Separate studio with own bathroom ideal as teen retreat or office
- Secure carport with through access to additional parking at the rear

Price: CONTACT AGENT | Ray Fadel



Ray Fadel

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines 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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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.

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STONE