

8/8-12 Evans Street Sans Souci, NSW



## Modern charm & walk-to-everywhere convenience

Positioned at the front of a tranquil complex of eight, this pristine, renovated two-bedroom villa is ideal for those seeking a cozy, move-in ready retreat. Airy interiors bask in natural light, offering a haven of comfort with high ceilings adding to the already spacious feel. Perfect for young families envisioning a future of growth as well as downsizers seeking convenience and a low maintenance lifestyle. A leisurely stroll away from parks and a variety of local amenities with walk-to-everywhere convenience at your door step.

- Two generous bedrooms, complete with built-in wardrobes. The main featuring hand-blown S?ktas glass pendants and leafy outlook
- Recently renovated bathroom complete with free-standing bathtub and underfloor heating with time controlled electric panel for ultimate comfort
- A well-appointed kitchen equipped with induction cooktop and premium appliances framed by plantation shutters throughout
- Within 150m to supermarket, cafes, medical facilities and public transport

**Inspect:** Saturday, 4th May 2024 12:30 - 1:00  
**Auction:** 07/05/2024 05:30 pm

**Price:** AUCTION | Stephanie Kalos  
**Council Rates:** \$415.00 p/q  
**Water Rates:** \$171.00 p/q  
**Strata Rates:** \$1,385.00 p/q



**Stephanie Kalos**

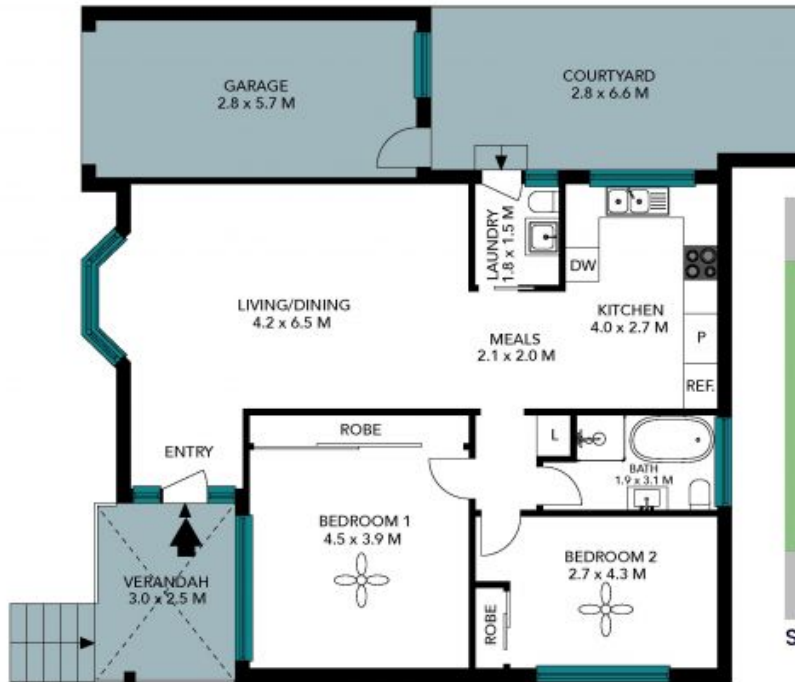
0403 468 216



**Rory Kalos**

0413 177 711





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.