



3/36-40 Fontainebleau Street Sans Souci, NSW



### Unlimited potential in an ideal location

Set within a tranquil and immaculately maintained complex, this residence offers a spacious layout that caters to those seeking low-maintenance living. Additionally, this property presents a unique opportunity for buyers looking to renovate or update, making it an ideal investment for those seeking to customize their dream coastal retreat. Ideally situated, residents will find themselves just a stone's throw away from a plethora of local cafes, bus stops, Sans Souci shopping centre, and Sans Souci public school.

- Villa situated within a well maintained complex, with no common walls
- Spacious kitchen area boasting abundant storage space & bathed in natural light
- Three generous bedrooms, including a master with built-in wardrobe
- Sizeable living space with separate dining off the kitchen, tidy main bathroom
- Paved courtyard, perfect for gatherings or enjoying relaxed outdoor entertaining
- Original interiors allow potential purchasers creativity to redesign to their liking
- Single lock-up garage with handy internal access to the villa and backyard

**Inspect:**

Saturday, 18th May 2024 10:00 - 10:30  
Saturday, 25th May 2024 10:00 - 10:30

**Price:**

FOR SALE | Ray Fadel

**Council Rates:** \$415.00 p/q

**Water Rates:** \$171.00 p/q

**Strata Rates:** \$744.00 p/q



**Ray Fadel**

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**Chris Zdrilic**

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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.

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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.