



88 Clareville Avenue Sandringham, NSW

5 3 2

### A Premier Waterside Family Home in a tightly held pocket

Nestled in a highly sought-after location only one home in from the water, this fully renovated haven offers the perfect blend of convenience and comfort. With a generous 525sqm of land and a short stroll to cafes, beaches, transport, and parklands, this home promises a life of ease and endless possibilities that is ready to move straight into and start creating memories from day one.

**Price:** SOLD | Ray Fadel  
**Council Rates:** \$728.00 p/q  
**Water Rates:** \$171.00 p/q



**Ray Fadel**

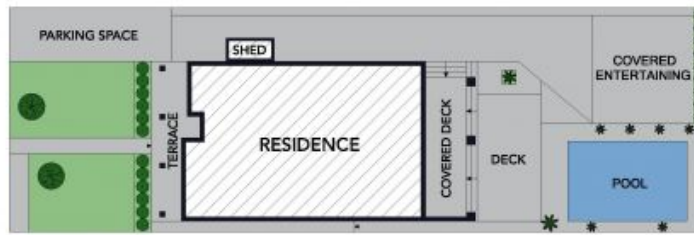
0413 177 739



**Steven Azzi**

0410 333 112

88 Clareville Avenue  
Sandringham



Site Plan



Ground Floor



1st Floor



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.



Ground Floor



1st Floor



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.