



88 Clareville Avenue Sandringham, NSW

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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.

- Expansive open-plan living, dining and kitchen with Smeg and Miele appliances and a separate walk-in pantry for ample storage
- Light-filled living areas with bi-fold doors opening to both front and back, while dual staircases provide access to the upstairs casual living area and separate office space
- Five generous bedrooms all with split system air conditioning and a spacious master with an ensuite, walk-in robe and balcony access
- A sprawling rear yard with two alfresco entertaining spaces for year-round gatherings with a covered decked BBQ area and sparkling in-ground pool
- Covered driveway parking for two cars with additional off-street parking

Inspect: Thursday, 23rd May 2024 5:00 - 5:30
Saturday, 25th May 2024 2:00 - 2:30
Auction: 01/06/2024 03:15 pm

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



Ray Fadel

0413 177 739



Steven Azzi

0410 333 112

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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.