



40 Vista Street Sans Souci, NSW



### Lifestyle of convenience and sophistication

Experience the pinnacle of luxury living in this brand new, light-filled Torrens title duplex. Boasting high-end finishes, a cutting-edge smart home automation system and built in lift with access to all three levels making this home ideal for entertainers, downsizers and growing families alike looking for relaxed living. Step into sophistication where every detail has been meticulously crafted to create a lifestyle of unparalleled elegance and comfort. Conveniently situated near schools, parks, the Sans Souci shopping centre, and the St. George Motor Boat Club.

- The formal living room situated at the front of the home offers a sophisticated space while the open plan space at the rear creates a functional area for everyday living
- The kitchen is equipped with an abundance of storage space, a built-in fridge, Miele appliances, retractable power points and an elegant stone breakfast bar
- 5 bedrooms with built-in robes, two with ensuites, downstairs bedroom with access to the yard, master with walk-in wardrobe, balcony with water views and an ensuite

**Inspect:** Thursday, 23rd May 2024 4:30 - 5:00  
 Saturday, 25th May 2024 12:00 - 12:30  
**Auction:** 08/06/2024 12:00 pm  
**Price:** AUCTION | Ray Fadel



**Ray Fadel**

0413 177 739



**Steven Azzi**

0410 333 112



40 Vista Street  
Sans Souci

STONE



Lower Ground Floor



Upper Ground Floor



First 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.