

36a Napoleon Street Sans Souci, NSW

3 2 2

### Modern Comfort & Convenience Near the Water

An affordable entry level or upgrader opportunity, step into effortless living just a few hundred metres from the water's edge with this immaculately maintained Torrens Title double brick residence. Combining coastal charm with immaculately maintained interiors, this home is ideal for young families, empty nesters or savvy investors looking for a low-maintenance property in a prime location. Featuring seamless indoor-outdoor flow, a sun-soaked courtyard perfect for entertaining, and thoughtful design throughout, this home is the perfect lifestyle upgrade.

**Price:** SOLD | Ray Fadel  
**Council Rates:** \$395.00 p/q  
**Water Rates:** \$171.00 p/q

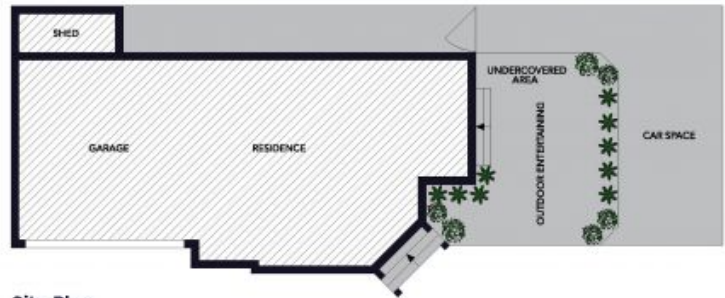


**Ray Fadel**  
 0413 177 739



**Zac Comminos**  
 0418 786 338

36A Napoleon Street  
 Sans Souci



Site Plan



Ground Floor

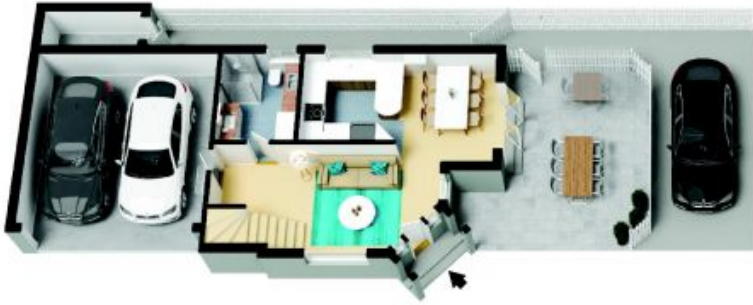


First Floor



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.

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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.