



7/167-169 Chuter Avenue Sans Souci, NSW

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### Sunny Front Villa with Easy-Care Living at Your Doorstep

Positioned in an outstanding coastal location, this sun-filled front villa offers effortless single-level living just two streets from the beach. With excellent privacy, street appeal, its own driveway and automated garage, this home is perfectly designed for comfort, convenience, and low-maintenance living. Enjoy the ultimate cosmopolitan lifestyle - grab your towel, take a short stroll, and you're at the beach. Ideal for first-home buyers, downsizers, or investors, this villa combines modern comforts with a relaxed seaside setting, all within easy walking distance to shops, schools, public transport, and the shoreline.

Price:

SOLD \$1,370,000 | Shaun Ramani



**Shaun Ramani**

0417 444 919



**Liam Roukis**

0413 702 640



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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Sans Souci



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.