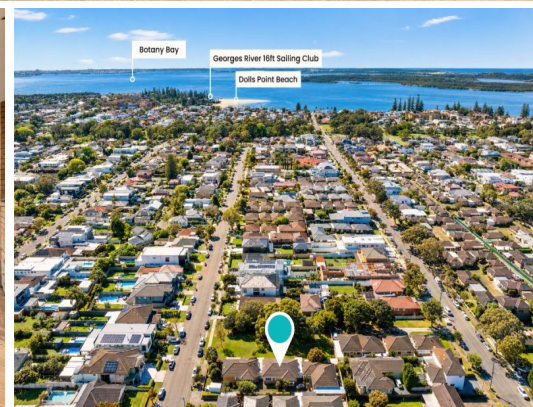




2/11 Toyer Avenue Sans Souci, NSW

3 2 1

Rare Villa in a Complex of Three, Offering Exceptional Space, Character & Privacy

Full of warmth and character, this impressive three-bedroom villa offers generous proportions, peaceful leafy surrounds and an exceptional sense of privacy in a tightly held boutique complex of only three, and complemented by the ease of self-managed Strata. Soaring ceilings, polished timber floors and stained-glass details give the home a distinctive charm, while spacious living areas, an oversized kitchen and a sun-filled courtyard create an inviting setting for everyday living and entertaining. Positioned beside a leafy reserve in a peaceful Sans Souci pocket, it presents a rare opportunity to enjoy the space and independence of a home with the ease of villa living.

Inspect: Thursday, 22nd October 2026 12:30 - 1:00
Saturday, 24th October 2026 12:30 - 1:00
Auction: 11/11/2026 05:30 pm

Price: AUCTION | Shaun Ramani
Council Rates: \$436.00 p/q
Water Rates: \$171.00 p/q
Strata Rates: \$885.00 p/q



Shaun Ramani

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Liam Roukis

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<https://www.stonerealestate.com.au/8828864>



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.

2/11 Toyer Avenue
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.