



11 Selmon Street Sans Souci, NSW



Family entertainer in quiet beachside pocket

A flowing floorplan on the one level, a versatile separate studio or office, and enviable lifestyle positioning combine to make this spacious home an excellent choice for family buyers. Renovated throughout and immaculately presented, it remains fresh and vibrant with interiors and landscaped gardens designed for relaxed living and easy entertaining. The home occupies a generous 589sqm corner block, captures sun from every aspect, and is within walking distance of shops and restaurants, schools, foreshore parklands, transport, and Dolls Point Beach.

- Light-filled design with quality updates and indoor/outdoor flow
- Formal lounge and dining, family room, large rumpus, and study
- Landscaped gardens with covered entertaining and level lawns
- Beautiful modern kitchen featuring quality European appliances
- Four bedrooms all providing built-in robes, master with ensuite
- Separate self-contained studio, teenager/guest retreat, or office
- Renovated main bathroom with free-standing bath
- Ducted r/c air-conditioning and vacuum

Price: SOLD \$1,801,000 | Ray Fadel
Council Rates: \$585.00 p/q
Water Rates: \$147.00 p/q



Ray Fadel

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines 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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