



2/17-19 Russell Avenue Sans Souci, NSW



### Single-level simplicity and a lifestyle to love

For Sans Souci buyers who love their living easy and their location perfect, this one is not to be missed. The smartly presented villa is impressively well-appointed throughout with quality finishes, a flowing floorplan and plenty of outdoor space to enjoy, plus it sits in a small and well-maintained complex of only six residences. This sought-after position is also just footsteps away from Rocky Point Road's shopping village, Supabarn and bus connections, while being situated just a few minutes to bayside beaches.

- Well-designed layout with an air-conditioned living and dining space
- A well-equipped gas kitchen with breakfast bar and dishwasher
- Two good sized bedrooms, both with built-in wardrobes
- Bathroom with corner spa plus a separate laundry with extra WC
- A private rear courtyard with timber decking and grassed garden
- An automatic lock-up garage with internal access to the living space
- Smartly presented with fresh paint, floating floors and high ceilings
- Easy access to Sans Souci's shopping, cafes and restaurants

**Inspect:** Thursday, 19th September 2024 10:00 - 10:30  
Saturday, 21st September 2024 10:00 - 10:30

**Auction:** 24/09/2024 05:30 pm

**Price:** AUCTION | Shaun Ramani

**Council Rates:** \$436.90 p/q

**Strata Rates:** \$969.00 p/q



**Shaun Ramani**

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**Ray Fadel**

0413 177 739

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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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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.