



10/178 Chuter Avenue Sans Souci, NSW



### Ground floor convenience and comfort

Positioned in an ideal location for those in search of convenience, this ground floor apartment presents a fantastic opportunity for downsizers, investors, or first homebuyers looking for a prime spot. Situated just a short, level stroll away from Ramsgate RSL, Shopping Village, an array of shops, and the beach, this property offers a lifestyle of ease and accessibility.

- Sunny open plan living and dining area with split system A/C and floorboards
- Enjoy a garden balcony with private access to soak in the north easterly sun
- The kitchen is well equipped with quality appliances and boasts a large window
- Two spacious bedrooms filled with natural light feature built-in wardrobes
- The bathroom is well-maintained and includes laundry facilities in the kitchen
- Positioned peacefully at the rear of a very well maintained complex
- Includes an undercover parking space with convenient additional storage
- Take a leisurely stroll to popular walkways and waterfront reserves

**Inspect:** Saturday, 19th October 2024 10:00 - 10:30  
Saturday, 26th October 2024 10:00 - 10:30  
**Auction:** 12/11/2024 05:30 pm

**Price:** AUCTION | Ray Fadel  
**Council Rates:** \$417.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$783.00 p/q



**Ray Fadel**

0413 177 739



**Nikola Tabakovic**

0431 107 410

10/178 Chuter Avenue  
**Sans Souci**

STONE



The floor plan (in not to scale, measurements are indicative and in metres, Exterior elements are not in position. 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



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