

**1/469 Rocky Point Road, Sans Souci, NSW 2219**



**Villa For Sale**

Friday, 14 June 2024

1/469 Rocky Point Road, Sans Souci, NSW 2219

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 177 m2**

**Type: Villa**



Roger Lahoud  
0285587288



Aaron Bird  
0285587288

**Guide \$850,000**

Set to capture a radiant rear north east aspect, this double brick villa offers relaxed outdoor living, wonderful warmth and excellent potential to add further value. It's a walk to Sans Souci shops, cafés, dining choices, foreshore parks and the beachfront.- Combined open plan living/dining zone with neutral décor- Covered entertaining area and private low maintenance yard- Bright kitchen offers electric stove, oven and dishwasher- Two sizeable bedrooms, main reveals ensuite and walk-in robe- Central full main bathroom features separate tub and shower- High ceilings, hardwood timber floors, single garage, shed- Provides future scope to update/renovate to personal tastes- Appealing proposition for downsizers and first homebuyers- Steps to St George Sailing Club and Sans Souci Leisure Centre- Close local schools and buses, minutes to Dolls Point Beach