

# 1/52 The Boulevarde, Sans Souci, NSW 2219

## Sold Villa

Wednesday, 11 October 2023

STONE

1/52 The Boulevarde, Sans Souci, NSW 2219

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: Villa



Ray Fadel  
0295831616



Shaun Ramani  
0280972425

**\$1,580,000**

Embracing a fresh modern feel, this double brick villa's stylish spaces and easy low-maintenance layout are enhanced by a premium position at the front of a boutique complex of only four. It comes tastefully styled with good quality appointments, a generous single-level floorplan plus a private outdoor space that's great for entertaining. This light-filled home makes an ideal option for downsizers, young families or investors because of its well-appointed interiors and highly convenient location that's within walking distance to local schools, St George Motor Boat Club and waterfront parks, as well as shopping and transport amenities along Rocky Point Road.- A generous open layout that's full of light with great air crossflow- An easy flow to a spacious courtyard that's perfect for entertaining- Three carpeted bedrooms all come with built-ins and ceiling fans- The main bedroom has its own walk-in wardrobe and ensuite- A well-proportioned kitchen with stone benches and breakfast bar- Single lock-up garage with internal entry plus a secure drive through car space - Air-conditioning, garden shed at rear and an attic storage area- Quick and easy access to the city, airport and St George Hospital