

**153 Napoleon Street, Sans Souci, NSW 2219**

REAL ESTATE

**Sold House**

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

A builder's delight in a prized neighbourhood moments from Dolls Point Beach, this exciting property offers a wealth of potential behind its private, leafy facade. Resting on 465sqm of premium land, it's the perfect blank slate for a buyer with the time and expertise to devote to it - providing three bedrooms (two of an excellent size), a bright eat-in kitchen, and a charming backyard complete with a spacious studio. Or bring your skills to bear on a grander project, and take full advantage of the blue-chip lifestyle setting with a luxurious executive rebuild. It's impossible to go wrong in an address like this one, whichever avenue you choose.

Features:

- Level block with no easements - 15.24m wide x 30.48 metres deep
- Easterly aspect to rear, only tree-lined reserve beyond the boundary
- Interiors feature high ceilings and all-original finishes throughout
- Sliding doors to covered entertaining and the sunny, well-kept lawn
- Lounge plus cosy dining area, built-in robes, bath/laundry combo
- Two-room freestanding studio/office complete with shower room
- Concrete driveway of a good size providing ample off-street parking
- Ultra-desirable suburb and position only footsteps from Bona Park
- 1.1km stroll to Depena Reserve, sailing club and Dolls Point Beach
- Shops and restaurants, buses and Kogarah CBD all just minutes away