

# 2/13 Tuffy Avenue, Sans Souci, NSW 2219

## House For Sale

Tuesday, 21 May 2024

2/13 Tuffy Avenue, Sans Souci, NSW 2219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 178 m2**

**Type: House**



Lisa Sherry

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## AUCTION

Ideally located to enjoy a relaxed coastal lifestyle, this single level duplex is just like a house and is perfectly appointed for low maintenance indoor/outdoor living. The property enjoys a quiet setting in one of Sans Souci's finest streets, a stroll from Botany Bay's picturesque foreshore. Features include: \* Large living area with reverse cycle air conditioning and LED downlights \* Modern kitchen with gas cooking and dishwasher leading onto easy care garden and paved courtyard \* Undercover entertaining alfresco patio \* Main bedroom with built-in wardrobe and ceiling fan \* Second and third bedroom with built-ins and reverse cycle air conditioning units \* Well-presented fully tiled bathroom, separate bath/shower \* Internal laundry \* Equally appealing to young families, downsizers or investors \* Remote control single lock-up garage and off street parking for two cars \* Stroll to popular cafes, minutes to Sans Souci Public School, buses, moments away from St George Sailing Club and St George Motorboat Club \* Size 178sqm \* No strata fee \* 11kms to Sydney airport