

# 2/97 Napoleon Street, Sans Souci, NSW 2219

## Sold Villa

Monday, 15 April 2024

2/97 Napoleon Street, Sans Souci, NSW 2219

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 201 m<sup>2</sup>

Type: Villa



Lisa Sherry

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**\$1,450,000**

Experience the serene coastal lifestyle in this expansive three-bedroom villa nestled in the prestigious Sans Souci area. Designed with a focus on comfort and tranquillity, this villa offers a perfect blend of modern amenities and timeless elegance, ideal for those looking for a peaceful retreat by the beach. Key features include: \* Spacious lounge and dining with garden room extension that brings the outdoors in\* North-Facing Garden Courtyard: Delight in a huge entertainers' courtyard bathed in sunlight, perfect for hosting gatherings with friends and family\* Three spacious bedrooms all with built-in wardrobes including ensuite in the master bedroom\* Charming courtyard accessible from bedroom three and lounge areas adds a touch of tranquillity and privacy, offering residents a private oasis\* Vaulted ceilings creating a sense of grandeur and spaciousness, complimented by an abundance of natural light that floods the interior\* Modern open plan kitchen\* Bathrooms with contemporary finishes\* Air conditioning\* The floorplan of this property allows for seamless indoor-outdoor living, with the courtyard serving as an extension of the living area, enhancing the overall sense of space and versatility\* Drive-through garage with secure parking for multiple vehicles\* Small complex of six \* Total size 201sqm \* Close proximity to the beach, parks, cafes, and shops \* Convenient Location: With a bus stop conveniently located outside, this property offers easy access to transportation, making it particularly appealing for families, beach lovers, upsizers, downsizers or individuals seeking a relaxed coastal lifestyle making it an ideal choice

Strata \$793.00 per quarter (approx)  
Water \$150.00 per quarter (approx)  
Council \$352.40 per quarter (approx)