

**22 Meriel Street, Sans Souci, NSW 2219**

STONE

**House For Sale**

Thursday, 14 March 2024

22 Meriel Street, Sans Souci, NSW 2219

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 738 m2**

**Type: House**



Ray Fadel  
0295831616



Shaun Ramani  
0280972425

## AUCTION TOMORROW | Ray Fadel

**\*\* AUCTION IN ROOMS 17TH APRIL ST GEORGE MOTOR BOAT CLUB - 2 WELLINGTON STREET, SANS SOUCI FROM 5:30PM \*\***Introducing a sunlit and expansive residence with old world charm, ideal for a growing families seeking space and comfort. Featuring a generous north facing backyard complete with a sparkling pool, this home is perfect for hosting gatherings and enjoying the outdoors. Positioned on a generous 738sqm block, this home comes with excellent possibilities to add tremendous value in the future, or to explore the opportunities for a knockdown/rebuild development (STCA). Conveniently located near the St George Sailing Club, public transport, charming cafes, Sandringham Beach, and Sans Souci Public School, this property offers a lifestyle of convenience and relaxation.- Positioned on a generous 738sqm block in R3 zoning with a north facing backyard. Explore the opportunities for a knockdown/rebuild development (STCA)- Expansive open-plan living, dining, and kitchen area featuring sleek floorboards throughout- Generous kitchen boasting ample storage, a Bosch dishwasher, and elegant stone benchtops- Three bedrooms, with the first two featuring built-in wardrobes and bay windows- Contemporary main bathroom with a shower and an internal laundry conveniently situated off the second living/entertaining area, as well as, ducted air-conditioning throughout- Ample parking options with a driveway accommodating up to 4 cars and additional off-street parking available- Expansive backyard with a chlorine pool, shed, and outdoor tiled retreat or 4th bedroom equipped with a bathroom that includes a shower and toilet- Located near the St George Sailing Club, public transport, charming cafes, Sandringham Beach, and Sans Souci Public School, this property offers a lifestyle of convenience and relaxation.