

**4/162-164 Napoleon Street, Sans Souci, NSW 2219**

**McGrath**

**Villa For Sale**

Tuesday, 4 June 2024

4/162-164 Napoleon Street, Sans Souci, NSW 2219

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Donna Etchells  
0295327099

## **Auction**

Peacefully tucked away in a boutique complex of just five, this well maintained villa is an outstanding lifestyle opportunity or excellent investment. It's conveniently situated within walking distance of buses, local shops and Sans Souci Public School.- Single level layout presents generous lounge and dining zones- Polished timber floorboards are positioned below high ceilings- Easy-to-maintain garden courtyard has gate access to laneway- Electrical kitchen with stainless appliances and ample storage- Three bedrooms, spacious main features an ensuite bathroom- Main bathroom is appointed with separate shower and bathtub- Great option for young families, downsizers and professionals- Air conditioning, internal laundry room, linen storage cupboard- Driveway access to secure lock-up garage, easy street parking- Only minutes to Dolls Point Beach and Ramsgate Beach Plaza