

45 Toyer Avenue, Sans Souci, NSW 2219

STONE

Sold House

Friday, 27 October 2023

45 Toyer Avenue, Sans Souci, NSW 2219

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 836 m2

Type: House



Ray Fadel
0413177739



Shaun Ramani
0417444919

\$3,000,000

Generously proportioned properties in this sought-after part of Sans Souci are becoming increasingly rare to find and this much-loved residence offers an ideal blend of location, space and potential. Ideally located about a 10-minute walk to local cafés, shopping and the beach at Dolls Point, it sits on a super-sized 836sqm, 54.84m deep and 15.24m wide approx. allotment and comes with excellent possibilities to add tremendous value in the future. Here is an opportunity for buyers to enter this premium family neighbourhood and explore options for a knockdown/rebuild or a duplex development (STCA) to truly make the most of such a well-located site.- On an 836sqm level block of land, 54.84m deep and 15.24m wide- A neat and tidy two-bedroom home in good liveable condition- Great-sized backyard with fully fenced lawn and paved alfresco areas- Side driveway access through to a garage/storage shed at the rear- The well-preserved interiors feature high ceilings and timber flooring- A flexible layout includes a generous open plan living and kitchen area- Potential to build a new family home or a duplex development (STCA)- In a quiet neighbourhood surrounded by quality two-storey residences