



**3/35-37 Walter Street, SANS SOUCI**  
**TRANQUIL LIVING**

If location, lifestyle & low maintenance living is on your agenda then this sunny North facing, 3 bedroom villa which is perfectly positioned in a very convenient, tree lined street is for you.

Features include:

- ☑ 3 bedrooms with built-ins, main with ceiling fan
  - ☑ Spacious L-shaped living & dining area with ceiling fan
  - ☑ Neat & tidy functional kitchen with plenty of cupboard space
  - ☑ Generously sized bathroom with separate bath & shower
  - ☑ External laundry with 2nd toilet and storage
  - ☑ Beautifully manicured gardens with a private courtyard & covered patio for alfresco dining
  - ☑ Oversized lock up garage with work bench
  - ☑ Small boutique complex of only 7
- Close to schools, transport, Ramsgate RSL, Ramsgate Beach Plaza and walking distance to the beach, it's sure to please.

For an inspection or more details contact Argy Property, the Premier Real Estate Agents for Sans Souci.

**PRICE GUIDE:** \$570,000.00

Area:	188 m2
Council Rates:	\$279.00 p.q.
Water Rates:	\$173.00 p.q.
Strata Levy:	\$469.00 p.q.



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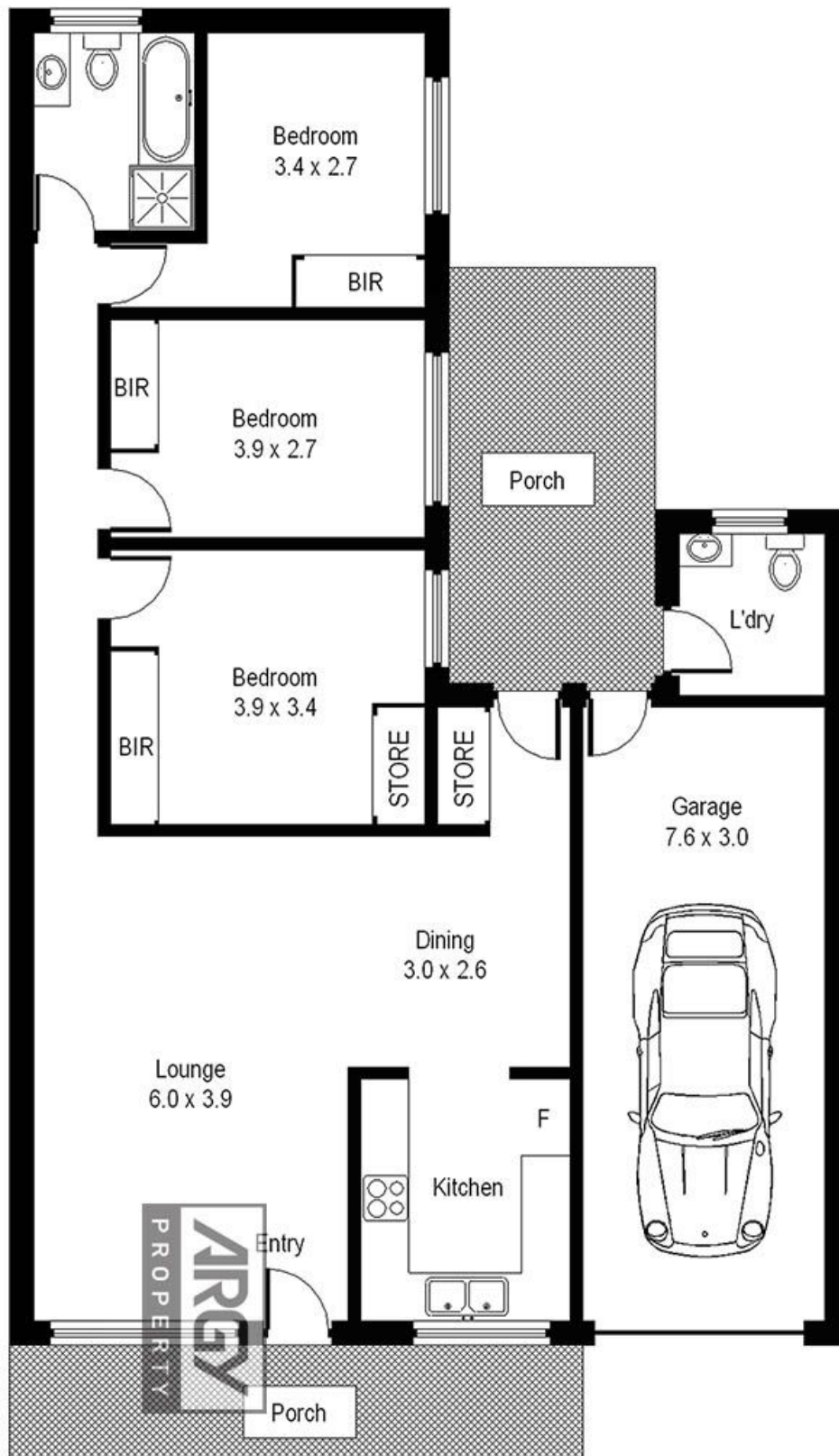


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### 3, 35-37 Walter Street, Sans Souci

Approximate Gross Internal Area = 119 sq m

Please note: All stated dimensions are approximate only.

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