

# 42 The Promenade, Sans Souci, NSW 2219



## House For Sale

Wednesday, 17 April 2024

42 The Promenade, Sans Souci, NSW 2219

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 834 m2

Type: House



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**Price on request**

DA approved for two luxury free-standing dwellings with water views, this prime development site, sits on an 834sqm corner block with dual street access. Situated in a sought-after location, this is a superb development opportunity, mere footsteps from the water's edge.- Set on a level 834sqm parcel of land with 18 metre frontage- DA approved plans accommodate two luxury, free-standing homes- Floor plan includes three storey, four-bedroom residences with pools- Current home consists of three bedrooms, master has built-in robes- Well-presented kitchen, walk-in pantry, opens to dining area- Neatly maintained bathroom, separate rumpus room/home office- Double garage with storage space plus secure tandem carport- Undercover alfresco setting overlooks in-ground swimming pool- Moments to Georges River, boat ramp and Claydon Reserve- Walking distance to shops, cafés, schools and bus transport