



### 39 Vista, Sans Souci FOR SALE

#### Oversized Luxury Home

With 685\* square meters of floor space, this palace-like home was purpose built to provide a high standard of living with a clever interior layout. Full brick and concrete and high quality soundproof timber flooring, this incredible estate is truly a once in a lifetime offering. Cherished by one family for over 23 years.

The grand lounge, dining areas with scenic views to the bay and city vistas, theatre, pool and undercover terraces make it perfect for entertaining guests. Landscaped area with low maintenance paved patio overlooking the secluded beach and deep water jetty.

- Four generous bedrooms, all with built-ins plus a huge study
- Gourmet gas kitchen with granite bench tops comes with butler's pantry
- Large billiard games room with fully appointed built-in wet bar
- Gym workout area
- Plant room with benches plus storage
- Triple lock up garage includes customised cabinetry and a bench sink

There are many of tantalising features for you to discover: internal lift to 3 levels, ducted air-conditioning, fire place, gas BBQ, gated entrance, security camera, incorporated home automation system, room theatre with soundproof sliding doors, 3 phase power meter, commercial tinted glazed windows all around the house, commercial stainless steel exhaust, etc.

This address holds the key to family happiness. Kids can walk to schools. For the boat enthusiastic there is a short walk to St George Motor Boat Club and Anderson Park, for leisure it is only 800m to the supermarket and village cafes, restaurants, sports fields, and golf courses nearby. 1,100sqm\* parcel 16.46m\* frontage (\*Approximately)

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

#### Features

- Four generous bedrooms, all with built-ins plus a huge study
- Gourmet gas kitchen with granite bench tops comes with butler's pantry



**Norma Dominguez**

Principal - Norma Dominguez Property

M: 0422 164 243

E: [norma.dominguez@smileelite.com](mailto:norma.dominguez@smileelite.com)



**Cielo Powditch**

Sales Associate to Norma Dominguez

Property

M: 0478 108 331

E: [cielo.powditch@smileelite.com](mailto:cielo.powditch@smileelite.com)

- Large billiard games room with fully appointed built-in wet bar
- Gym workout area
- Plant room with benches plus storage
- Triple lock up garage includes customised cabinetry and a bench sink

Alarm System

Built-In Robes

Dishwasher

1 Ensuite

Floorboards

Gym

Inside Spa

Intercom

3 Living Areas

Open Fireplace

Pet Friendly

Study

Balcony

Courtyard

Deck

Fully Fenced

Inground Pool

Outside Entertaining Area

Patio

Remote Garage Door

Secure Parking

Shed

Air Conditioning

Ducted Cooling

Ducted Heating

#### Land size

1,100.00 Sqm

#### Estimated Rent

2500



**Norma Dominguez**

Principal - Norma Dominguez Property

**M:** 0422 164 243

**E:** norma.dominguez@smileelite.com



**Cielo Powditch**

Sales Associate to Norma Dominguez Property

**M:** 0478 108 331

**E:** cielo.powditch@smileelite.com



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.