

# 1278 Botany Road, Botany, NSW 2019

## House For Sale

Wednesday, 12 June 2024



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**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Nathan Lang  
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Jeremy Sandoval  
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## Buyers Guide \$2,250,000

Occupying an impressive 700sqm parcel of land is this beautifully presented freestanding home designed for family living. Boasting timeless charm, and a well-considered floorplan spanning across two levels, the home offers unlimited potential to update. Featuring a sparkling in-ground pool and a sprawling, low maintenance level yard, perfect for outdoor activities. Additionally, the property features a separate studio, offering versatile usage options such as a home office, rumpus room, gym, or teenagers retreat. Well located, it's a stroll to Botany's local shopping village, cafes, eateries and the foreshore walks of Sir Joseph Banks Park.- Generous separate living/family & dining areas- Oversized sleek gas kitchen with stainless steel appliances & island bench- Huge master retreat with walk-in robe, ensuite & sitting area- Well-proportioned bedrooms with built-in wardrobes- Sparkling solar heated in-ground pool & low maintenance backyard- Ducted air con upstairs, & ceilings fans, solar panels, alarm system- Elegant period details such as ornate ceilings and fireplace- Internal laundry, ample storage & convenient outdoor WC- Separate studio, offering versatile usage options- Gated undercover carspace for 2 cars, and additional parking Council Rates: \$445.68 per quarter approxWater Rates: \$173.29 per quarter approxDisclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot