

# 14 Erith Street, Botany, NSW 2019



## House For Sale

Friday, 19 January 2024

14 Erith Street, Botany, NSW 2019

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 329 m2

Type: House



Simon Nolan  
0293707700



Patrick Byron  
0293707700

## **Price Guide \$1,350,000**

Beyond its charming façade, this versatile single level home offers a move-in ready opportunity with options for a home business or enthusiast dream space. It's a walk to Botany Road shops and eateries, while close to the M1 for convenient city/airport access.- Separate living areas at the front and rear of the home- Wide side driveway to oversized concrete garage\workshed- Workshop provides four metre clearance, car hoist, roller door- Mezzanine and versatility for home business/hobby enthusiast- Private courtyard with lush gardens ideal space for relaxing- Large newly renovated bathroom and laundry space- Low maintenance gardens and paving surround the home- Three metre high ceilings, huge attic storage, timber floors- 500m walk to Botany Public School and city bus links- Just a stroll to Booralee Park and Botany Aquatic Centre