

# 191/747 Botany Road, Rosebery, NSW 2018

## Apartment For Sale

Thursday, 16 May 2024



191/747 Botany Road, Rosebery, NSW 2018

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Marcell Irawan  
1300910388



Stephen Widjaja  
1300910388

## Forthcoming Auction Unless Sold Prior

NOTES: THE ENTRANCE IS NEXT TO SUSHI TRAIN ROSEBERY - 747 BOTANY ROAD ROSEBERY With its bright and modern interior located close to The Cannery, this elevated two-bedroom apartment boasts an extensive internal living space filled with natural lights from the East facing bedroom. The versatile split-level layout provides functionality complimented by modern light finishes such as the engineered flooring throughout for ease of maintenance. Both the bedrooms are bathed by natural morning lights. Master in the upper level with ensuite and second bedroom is located next to the full bathroom in lower level. Built-in study in both bedrooms further enhance the essence of space. The open plan gas kitchen with stone benchtop is equipped with Bosch appliances, double bowl sink and ample storage space. The recently installed brand new Aircon on both levels is a rarity promoting a relax ambience in the inviting living space with seamless flow to an alfresco balcony overlooking the tranquil leafy garden with pool. This home has been meticulously looked after with nothing to spend, making it an ideal choice for both owner occupier or as an investment. Well-positioned for public transport access through multiple bus stops, which includes express City routes and nearby the Green Square Train Station, with only two stops to either the CBD or Airport. Rosebery enjoys a vibrant foodie scene that is consistently growing in popularity, further elevated by multiple high-quality fashion outlets for the keen shopper.

Quick facts:-  
- Spacious 2-bedroom apartment both with BIR and study nook  
- 2 Semi-renovated bathrooms with extractor fans and one bath (Ensuite includes heating globes)  
- 1 Parking in secure basement which is easy to access and close to the lift  
- 115 m2 (including parking and balcony)  
- Versatile split-level configuration with modern finishes  
- Spacious kitchen with modern inclusion, Bosch appliance  
- Engineered flooring and well maintained throughout  
- Recently installed brand new Aircon in both level  
- Internal laundry with built-in dryer and storage  
- Manicured leafy garden with a well-maintained outdoor pool

About the area:- Immediate access to IGA, gourmet selection of cafes and amenities to include Sushi Train, Nutrition Station Café, Pharmacy Nutrition Warehouse, Subway, Spectrum Medical Imaging, Adamo's Pasta and more.- 4min Walk to in-demand eateries at The Cannery with a selection that includes 5th Earl, Archie Rose Distilling Co, Black Star Pastry, Da Mario and many more- New upcoming Rosebery Engine Yards just a short stroll away- 3 min Walk to multiple fashion outlets- 500m to Turruwul Park and tennis courts- 1.5km to Gunyama Park Aquatic Centre- 15min walk/3min Drive to Green Square Train Station with 2 stops to the CBD and Airport- Immediate access to multiple Bus routes to commute to the CBD, Beach, etc. These are 309, 309X, 310X, 320 and nearby 348