

**20/904 BOTANY ROAD, Mascot, NSW 2020**

**Apartment For Sale**

Wednesday, 31 January 2024

20/904 BOTANY ROAD, Mascot, NSW 2020

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Craig Wieckhorst  
0280844303



Shelley Bays  
0280844303

## **Auction - if not sold prior**

Bright and spacious, this impeccably appointed north facing apartment provides a modern sanctuary of privacy and quality. Set at the rear of a near-new boutique block, the home is steps to schools, shops, wine bars and cafés, with bus links on the doorstep. The home: Open living, dining and kitchen flows to an entertainers balcony. Immaculately presented interiors feature just one common wall. Gas kitchen showcases Smeg appliances, integrated dishwasher. Two bedrooms with built-ins, master suite has balcony access. Ensuite offers heated towel racks, main has shower over bath. Shared courtyard and stunning rooftop with barbecue facilities. Internal laundry, double glazing, ducted heating and cooling. Ideal for professionals, downsizers, investors, young family. Secure Carspace, storage cage, visitor parking, intercom, lift. Handy for Mascot Station, the M1, Sydney Airport and the CBD. Council Rates: \$236/quarter approx. Water Rates: \$185/quarter approx. Strata Levies: \$1188/quarter approx. Currently rented for \$890 per week on an expired lease, strong rental yield. Inspections as advertised or by private appointment. To arrange an inspection or for more information contact the agent directly on 0416 054 096 or via email [craig@pag.com.au](mailto:craig@pag.com.au). Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.