

**2002/4 Edmonstone Street, South Brisbane, Qld  
4101**



**Apartment For Sale**

Thursday, 7 March 2024

2002/4 Edmonstone Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Chris Houston  
0732260111



Jason Chaffey  
0732260111

## Offers Over \$599,000

Residence 2002 at Botanica Residences offers an unparalleled opportunity to own a unique piece of real estate in Aria's collection of iconic buildings, designed by renowned architects Roche Lowman. Located between the heart of South Brisbane and West End, Botanica Residences enjoys the best of both worlds with incredible connectivity to local dining, retail and supermarket access. In 2016, Botanica Residences was awarded Best High-Density Development in Australia by the coveted Urban Development Institute of Australia due to its unique architectural design, use of green walls and solar panels on the tower's façade. This beautiful residence includes;

- 1 bedrooms, 1 bathrooms, 1 car spaces + Storage
- City Facing, Level 20
- Light filled, open-plan living and dining area flowing onto an entertainers balcony
- Meticulously designed kitchen with stone benchtops, extensive storage and ILVE integrated appliances
- 2.7m high ceilings with full height glass and quality block-out curtains to all windows
- Ducted air-conditioning throughout
- Secure intercom entry and CCTV cameras throughout the complex
- Body Corporate Approx. \$4,900 p/a including Admin, Sinking and Insurance
- On-site manager (Operating during office hours)
- Located within the Brisbane State High School Catchment
- Close to major Hospitals include the Mater Hospital, Lady Cilento Hospital and PA Hospital

As one of Aria's first iconic resident amenity spaces located on level 21, Botanica Residences amenity features;

- Rooftop Infinity Pool – elevated above the rooftop space to expand views across the Brisbane CBD
- Private Dining Room – fully equipped with commercial grade kitchen and seating for fourteen patrons
- Private Theatre Room – accentuated by five King Living Cloud electric reclining chairs and bean bags
- Fitness Centre – fully equipped techno gym equipment with indoor and outdoor spaces and complimentary fortnightly group personal training and yoga
- Outdoor Barbecue and Seating Areas – expansive outdoor barbecue and seating spaces for hosting friends and family

In addition to resident amenities, exclusive services are available to our residents at Botanica Residences including;

- Complimentary bicycles
- Complimentary group Yoga sessions
- Complimentary group Personal Training Sessions
- Daily Newspapers in the lobby as well as full online access 24/7
- Fresh apples in the lobby
- Umbrellas for use on rainy days
- Exclusive Resident Events throughout the year

Aria is incredibly proud to have been Awarded Best Development in Australia – 2022, 2019, 2018 and 2017 as well as the Best Development in Queensland 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2013 and 2012. Botanica Residences is a proud part of our company's collection of beautiful buildings.