

# 22/25 Chelmsford Avenue, Botany, NSW 2019

## Townhouse For Sale

Friday, 29 March 2024



22/25 Chelmsford Avenue, Botany, NSW 2019

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 288 m2**

**Type: Townhouse**



Billy Couldwell  
0416713721



Ben Thompson  
0430270267

## Buyers Guide \$1.25m

Enjoying the largest floorspace of all townhouses in the block this home sits in a quiet position adjacent to Sir Joseph Banks Park. Set over four levels it has a highly functional floorplan including an additional studio which can be used as your needs require, a real asset for growing families or those with older children. This solid boutique development was built in 2004 and is currently getting a 20 year much needed facelift which includes new waterproofing, tiling to courtyards, and common areas, and painting the whole building. Great opportunity!- Dual living/ dining areas on entry level lead to the refurbished terrace- North facing master suite with ensuite, private balcony and city views- Second bedroom with built-in and private terrace overlooking the park- Oversized upper floor loft bedroom with attic storage and views- Lower floor rumpus/ studio can be used for anything, full bathroom facilities- Designated study/ home office; Brand new main bathroom with bath - Double lock up garage plus storage; Split-system air conditioning throughout- Further refurbishment to the block including exterior painting/ common areas- 11min drive to Westfield Eastgardens; 13min to Maroubra/ Malabar Beach- Multiple government/ independent schools close by, many daycare options - A multitude of cafes, restaurants, breweries/ distilleries within 1.5km Water Rates: \$178.42 per quarter approx. Council Rates: \$344.90 per quarter approx. Strata Rates \$1420 per quarter approx. 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.