

**307/1084 Botany Road, Botany, NSW 2019**

Laing+Simmons

**Apartment For Sale**

Thursday, 1 February 2024

307/1084 Botany Road, Botany, NSW 2019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 128 m2**

**Type: Apartment**



Michael Buium  
0408385385



Kylie Meier  
0280956269

## **Mortgage Auction - Tuesday 27th February**

Discover a serene sanctuary of peace and quiet in this deluxe 3-bedroom apartment which includes a self-contained studio, perfectly situated for modern Sydney living. Located on the third level, this residence is in a prime position just steps away from cafes, craft breweries, parks, and public transport. This ultra-stylish apartment boasts an exquisite palette of neutral tones and sleek interiors, with the bright living area flowing seamlessly to the sheltered balcony, ideal for relaxed dining. The self-contained studio adds versatility to the residence, coming complete with a practical kitchenette and an additional full bathroom plus built-in robe, offering a range of excellent flexible-use options. such as a delux master suite with WIRs or in law or parent accomodation.The other two bedrooms include built-in robes. The kitchen showcases a gas cooktop, exquisite stone benchtops and dishwasher, while the sleek bathrooms add a touch of sophistication. Featuring chic timber-style flooring, A/C, and internal laundry, this residence effortlessly caters to the demands of modern living complete with lift access to basement parking. Don't miss your opportunity to secure this remarkable opportunity in a sought-after location.- Stylish 3-bedroom apartment including self-contained studio- Kitchen with gas stove, stone benchtops and dishwasher- Bright living area flowing seamlessly to a sheltered balcony- Timber-style floors, A/C, internal laundry, easy lift access- Secure parking for 2 cars plus storage- Ideally situated in a prime location near cafes, breweries, parks and public transport.- Currently tenanted until 17 March 2024 (\$800pw)