

**4504/42-44 Pemberton Street, Botany, NSW 2019**

**MGM MARTIN**

**Apartment For Sale**

Wednesday, 13 March 2024

4504/42-44 Pemberton Street, Botany, NSW 2019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Peter Fotopoulos  
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## Auction

Nestled within Botany's prime and convenient locale, immerse yourself in this esteemed neighbourhood's refined yet lively lifestyle. Tucked away in a tranquil cul-de-sac, this flawlessly designed three-bedroom split-level apartment exudes a generous expanse of entertaining space. Its unparalleled convenience guarantees effortless access to essential amenities and entertainment options, making it the epitome of sophisticated urban living. With a strategic location, residents enjoy proximity to Sydney's CBD, making commuting convenient. The suburb boasts a range of parks, including Sir Joseph Banks Park, providing recreational spaces and a waterfront ambiance. Botany also features a diverse culinary scene, trendy cafes, and shopping precincts, adding to the local charm. (Entrance Via Mahroot Street, Located in Block 5)

What's important to you? -Split level three bedroom with oversized balconies-Open plan living & dining area with tiled floors -Large bedrooms spanning onto Balcony-Ultra-modern bathrooms with an oversized bath -Entertainers' kitchen accompanied with oversized island-Ducted reverse cycle air-conditioning system throughout-Secure Building with two parking spaces side by side

The local's Point of view! -Short Stroll to Botany's Shopping & Eateries prescient-Burgeoning Botany is the latest Eastern suburb to undergo a revival with new low-rise planned communities resting easily within quiet suburban streets-Botany promises an idyllic lifestyle with the city close by and famous beaches closer-Dedicated green space maintains the relaxed and leafy vibe of the area including 3000sqm of public park within Tailors Walk-Botany is home to an emerging village lifestyle with a wealth of new eateries and cafes popping up in the village strip and on many corners-For an impromptu game of golf or as a regular pastime, The Lakes Golf Course is nearby as well as St Michaels Golf Club