

**5/35 Herdsman Avenue, Lidcombe, NSW 2141**



**Sold Townhouse**

Monday, 14 August 2023

5/35 Herdsman Avenue, Lidcombe, NSW 2141

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Regina Hong  
0296424288



Vivek Tailor  
0296424288

**\$800,000**

Sophisticated & Stylish Turnkey Townhome in Dress Circle Surrounds Flaunting beautiful finishes from top to bottom, this impeccable townhouse showcases light and bright interiors in the sought after Botanica Estate. Boasting an open flowing floorplan with two bedrooms and tranquil outdoor entertaining, this intuitive home was designed for the modern lifestyle. ESSENTIALS & INCLUSIONS: - Peacefully set in the enviable and well presented Botanica Estate - Stunning hallway entrance featuring sophisticated floating timber staircase - Spacious open plan living and dining area with polished timber flooring and saturated in an abundance of natural light - Immaculate kitchen complete with natural gas cooking, stone benchtops and palatial breakfast bar, tile splashback, quality stainless steel appliances and ample storage space- Expansive covered balcony and private courtyard provide the perfect spaces for unbridled alfresco dining and entertaining - Two generously sized bedrooms both well appointed with built in wardrobes, master bedroom including pristine ensuite with his and hers vanity - Additional main bathroom with separate bath and shower - Single lock up garage and car space - Quality Inclusions: Ducted air conditioning, internal laundry, downlighting, carpet, storage space and more LIFESTYLE & EDUCATION: - Short stroll to a myriad of popular eateries and essential amenities - Minutes to the beautiful Brooks Circuit Park- Local schools such as Lidcombe Public School, St Joachim's Catholic Primary School, Chullora Public School, Trinity Catholic College, Birrong Girls High School, Regents Park Public, Birrong Boys High School- Close to public transport links