

# 1/32 Stephen Road, Botany, NSW 2019

## Apartment For Sale

Tuesday, 25 June 2024

1/32 Stephen Road, Botany, NSW 2019

**Bedrooms: 2**

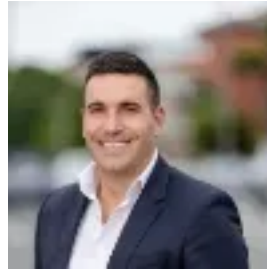
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Andrew Malouf  
0293497177



Andrew Anastassiou  
0293497177

## AUCTION

Situated on the first floor of most sought after "East Central" development is this huge open plan sun filled two bedroom apartment. Enjoying peaceful easterly views over established manicured gardens this home is the perfect opportunity for the downsizer, young family or property professional as the location couldn't be more ideally located to all the local amenities including shopping centres, beaches and schools. If Central living is what you have been searching for then you have found it. This opportunity is not to be missed... The apartment features:- Unique front balcony & private entrance from street with only one common wall - Generous open plan living/dining, sundrenched reading escape and home office nook - Queen size bedrooms both with double mirrored built ins and access to terrace - Caesarstone gourmet fully equipped gas kitchen with water filter & separate pantry - Expansive alfresco partially covered sundrenched courtyard with gas bbq provision - Two modern bathrooms including ensuite, laundry cupboard and internal storeroom - Ducted air conditioning, gas heating/hot water and quality plantation shutters throughout - Huge double remote lock up garage with workshop and further storage cupboards - Direct access to established communal parkland and bbq area on site - Offering a grand total area of 184sqm on title including parking - A choice of local cafes, park lands and Botany Aquatic centre only a short stroll away Rates approximately: Council: \$344.90 pq Water: \$178.96 pq Strata: \$1,304.89 pq Contact Andrew Malouf 0478 770 061 or Andrew Anastassiou 0425 301 977. 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.