

**10/12 Botany St, Randwick, NSW, 2031**

**Mint360**  
property

**Apartment For Sale**

Tuesday, 10 September 2024

10/12 Botany St, Randwick, NSW, 2031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Deceased Estate - First Time Offered in 50 Years

Original apartment offering potential buyers the opportunity to renovate and add value as an owner occupier or investor. Situated on the top floor of a tightly held and well maintained security building of only twelve, this spacious two bedroom apartment with generous proportions throughout and an ideal floor plan is bathed in natural sunlight from the sunny, Northern aspect.

Perfectly positioned in the heart of Randwick, only moments to Belmore Road shops and a short walk to the University of NSW, Randwick Hospital complex, the light rail network to the CBD, both public & private schools and local amenities.

### Features Include:

- Spacious combined lounge and dining area with large, enclosed north facing balcony
- Separate Internal laundry, original well maintained bathroom
- Original eat in kitchen, large bedrooms, refreshed paint and carpet
- Security building of twelve with intercom, lock up garage on title
- 150 metres to the heart of Belmore Road Shops, moments to UNSW, POW Hospital, the light rail to the CBD, and walking distance to schools

With loads of potential, this is an excellent opportunity not to be missed.

Total Size (as per strata plan): 100.4sqm, Internal: 76.2sqm, Garage 24.2sqm

### Approximate Quarterly Outgoings:

Strata Levies: \$1120.22

Council Rates: \$459.20

Water Rates: \$179.90