

**521/2 Betty Cuthbert Avenue, Sydney Olympic Park,
NSW 2127**



Apartment For Sale

Saturday, 29 June 2024

521/2 Betty Cuthbert Avenue, Sydney Olympic Park, NSW 2127

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 100 m2

Type: Apartment



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This generous apartment in Botania complex boasts a thoughtful design with a dual east/west aspect, providing exceptional cross flow ventilation. An expansive combined lounge, dining and kitchen flows out through sliding doors onto an east-facing balcony, ideal for relaxed indoor/outdoor living. Two west-facing bedrooms are separated from the entertainment area for maximum peace and privacy, while a study nook makes work from home an easy option. The Sydney Olympic Park locale is not only convenient but also exciting, moments from world-class entertainment venues and major shopping hubs. Bicentennial Park is nearby, as is public transport to the CBD. And closer to home are Botania's supreme facilities, including outdoor pool, gym and over 35 km of walking and bike paths. A rare opportunity to obtain your very own luxury retreat and a dynamic lifestyle to match.

- Two-bedroom apartment of 97 sqm on level 5 in luxury security building
- Light-filled airy interiors with dual east/west aspect providing good air flow
- Spacious lounge/dining area with high ceilings and timber-look floors
- Sliding doors open to east-facing balcony for easy indoor/outdoor living
- Chic gas kitchen with stone benchtops, breakfast bar & superior appliances
- Two bedrooms with west-facing windows and built-in robes; master with ensuite
- Two stunning fully tiled bathrooms with chic fittings; ensuite with bathtub
- Security car space, internal laundry, air conditioning, ample storage
- Onsite building manager, onsite childcare, landscaped gardens & BBQ facilities
- Outdoor pool, aquatic centre, gym, sauna, spa, bike and pedestrian paths
- Close to Sydney Olympic Park station, with CBD just 20mins away
- Opposite Bicentennial Park & moments from major entertainment venues
- Near cafes, shops, Rhodes Shopping Centre, DFO & Westfield Parramatta

Outgoings: Strata: \$1546 per quarter
Council: \$316 per quarter
Water: \$171 per quarter