

# G21/82 Bay street, Botany, NSW 2019



## Apartment For Sale

Wednesday, 26 June 2024

G21/82 Bay street, Botany, NSW 2019

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Just Listed - Welcome Home

Welcome to your perfect urban sanctuary! This spacious one-bedroom apartment, situated in the thriving hub of Botany, offers an exceptional blend of modern comfort and convenient living. Whether you're a first-time home buyer or an astute investor, this property is a fantastic opportunity not to be missed.

**Key Features:**

- **Generous Living Space:** The apartment boasts a large open-plan living and dining area, perfect for relaxing or entertaining.
- **Versatile Study Area:** A dedicated study area provides an ideal workspace for professionals or students working from home.
- **Separate Modern Kitchen:** Equipped with high-quality appliances, ample storage, and stylish finishes, the kitchen is a chef's delight.
- **Spacious Bedroom:** The well-appointed bedroom features built-in wardrobes and plenty of natural light, creating a serene retreat.
- **Contemporary Bathroom:** The sleek, modern bathroom offers a luxurious feel with premium fixtures and fittings.
- **Large Courtyard:** The highlight of this apartment is the expansive courtyard, perfect for entertaining guests, gardening, or simply enjoying outdoor living. Convenient street access adds to the appeal.
- **Car Space & Storage:** A secure car space and a large cage storage unit are included, ensuring ample space for all your belongings.
- **Prime Location:** Nestled in the vibrant community of Botany, you're just moments away from cafes, shops, parks, and public transport options.

**Why This Property?**

- **Ideal for Investors:** With its desirable location and excellent amenities, this apartment promises strong rental returns and long-term capital growth.
- **Perfect for First Home Buyers:** Offering a fantastic entry point into the property market, this home provides a comfortable and convenient lifestyle.

Don't miss out on this incredible opportunity to own a piece of Botany's thriving real estate market. Contact us today to arrange a viewing and experience the charm of this beautiful apartment for yourself.

**Outgoings:** Strata levy: \$1,697.85 p/q  
approx Council rate: \$344.90 p/q approx Water rate: 178.42 p/q approx Total unit size: 106m<sup>2</sup> approx (Int 91m<sup>2</sup> + Car 13m<sup>2</sup> + Storage 2m<sup>2</sup>)