

L32/274 Botany Road, Alexandria, NSW 2015



Apartment For Sale

Friday, 2 February 2024

L32/274 Botany Road, Alexandria, NSW 2015

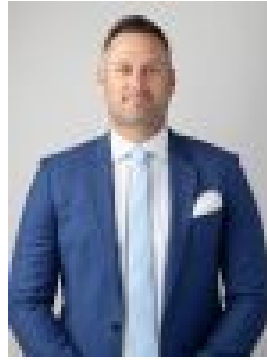
Bedrooms: 1

Bathrooms: 1

Type: Apartment



Ben Thompson
0430270267



Billy Couldwell
0416713721

Buyers Guide \$575,000

Located in the striking 'Hudson' development, designed by Allen Jack + Cottier, this quality apartment resides in the 'Lincoln' security building and represents the perfect first home, city fringe bolt hole or ready-made investment property. Blessed with a sensible floorplan, wasting no space, it welcomes a generous amount of natural light and is move-in ready thanks to the contemporary renovation. Enjoy the resort facilities on site and the knowledge you'll be walking distance to a choice of transport options to the airport, CBD, Barangaroo and Eastern Beaches including buses, Green Square station and the impending Waterloo Metro Line.- Open plan lounge and dining area opens onto a large, covered balcony overlooking the grounds- Queen bedroom with triple door mirrored built-in wardrobe and balcony access - Modern kitchen with Westinghouse dishwasher, Bosch oven/ gas cooktop, bespoke cabinetry and sleek glass splashback- Bathroom with frameless shower, rainwater head, floor to ceiling tiles, cantilevered vanity with great storage- Oversized laundry with tub and second toilet; split-system air-conditioning; floating floorboards and carpet throughout- Security building with level lift access and intercom; visitor parking available- Resort facilities include lap pool, fully equipped gym and BBQ facilities- Buses on your doorstep, Green Square station 400m, Waterloo Metro station 800m, separated cycle lanes in all directions including to CBD- Lifestyle destinations such as Gunyama Park Aquatic Centre, The Grounds Of Alexandria, Bracket Brewing, 2 Halfs Brewing Distilling and more- Nearby shopping options including East Village, Woolworths Green Square and IGA Alexandria- Alexandria Park, Waterloo Park and Perry Park among the myriad green spaces in the vicinity (all dog-friendly)Council Rates: \$255.15 per quarter approx.Water Rates: \$178.42 per quarter approx.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.