

**40/344 West Botany Street, Brighton-Le-Sands,
NSW 2216**

REAL ESTATE

Townhouse For Sale

Monday, 1 July 2024

40/344 West Botany Street, Brighton-Le-Sands, NSW 2216

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 309 m2

Type: Townhouse



Kathy Caruana
0295886011

Expression of interest

At once elegant and luxurious, with picturesque park views, access to a full range of residents' amenities and 309sqm on title, this 4 bedroom, 3 bathrooms and 2 car garage grand home provides an enviable opportunity for the discerning executive or family buyer. Nestled in a lush garden setting and bathed in natural light, it's inarguably one of this suburb's most elite townhouse offerings - also boasting two handsome living areas, a magnificent European-inspired courtyard, many interior upgrades and a large double garage. Its lucky new owner will appreciate the focus on practical comfort while enjoying total everyday convenience, minutes from Brighton and Rockdale shops, schools, hospitals, transport and the bayside. Features: Breathtaking retreat in the exclusive Brighton Terraces complex New ducted A/C, bedroom carpets, tapware and downlights Sleek oak floors, 2.7-metre ceilings, freshly painted throughout Open-plan family lounge and dining area with gas fireplace Bifold flow from rear living to beautiful entertainers' courtyard Stone kitchen benchtops + splashbacks, dishwasher, corner pantry Four bedrooms with dainty lacework balconies - master with ensuite Family bath with corner spa, plus convenient guest powder room Study nook, gas cooking and heating, own water meter, visitor parking Prime lifestyle with onsite swimming pool, clubhouse and gym Quarterly owner fees: Strata - \$2000, Council - \$389.20 Neighbourhood cafes, buses and Rockdale Plaza close to hand Moments to playgrounds and skate park, approx. 1.3km to beach