**LJ Hooker Bankstown**
11 Marion Street,
Bankstown NSW 2200

**1/76 Botany St, Carlton, NSW 2218** **$780 per week**

House 2 1









# Modern 2-Bedroom Granny Flat | Private Entry via Xenia Ave

Enjoy the perfect combination of style, privacy and convenience in this brand new 2-bedroom granny flat. Featuring its own private street access via Xenia Avenue, this light-filled home offers modern finishes throughout and is ideal for singles, couples or a small family seeking a low-maintenance lifestyle.

**Open for Inspection**

By Appointment.

The open plan living and kitchen area is complemented by oversized windows that fill the home with natural light, while the contemporary kitchen offers ample storage and quality appliances.

Property Features:
• Two well-sized bedrooms fitted with built-in robes
• Modern bathroom with quality finishes
• Spacious open plan living and dining area
• Stylish kitchen with stone benchtops and ample cupboard space
• Electric cooktop and oven
• Timber flooring throughout
• Private entrance from Xenia Avenue
• Low-maintenance front courtyard
• One off-street parking space

Conveniently located with easy access to Carlton and Kogarah train stations, local schools, shops, caf&aecute;s and St George Hospital. Only minutes to Hurstville CBD, Westfield Shopping Centre and Brighton-Le-Sands Beach, with Sydney Airport approximately 15 minutes away.

Please Note: This property forms part of a multi-dwelling development and may share an entry space and some external areas.

DISCLAIMER: While LJ Hooker Bankstown have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown urges prospective tenants/landlords to make their own inquiries to verify the information contained herein.

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.