



**D2002/55 Wilson St, Botany, NSW 2019**

**Sold - 10/06/2022**

Apartment 2  2  2 



## SUNDRENCHED TWO BEDROOM APARTMENT WITH HUGE COURTYARD

Situated in "Magnolia Est; the architecturally designed Tailor's Walk development, this sleek ground floor sun drenched two bedroom apartment with oversized courtyard is an absolute rare find. Crafted to fuse contemporary style and comfort, this unit features:

### Open for Inspection

By Appointment.

- 158 square metres of internal area including courtyard perfect for alfresco dining and entertaining
- Floor to ceiling sliding glass doors amplifying light throughout and providing seamless flow between the air conditioned spacious open plan lounge and dining areas and onto the enormous courtyard with BBQ gas bayonet and water tap
- Full study room perfect for work from home setup
- Gourmet kitchen with ample storage, gas cooking, dishwasher, microwave, double sink, Caesarstone bench tops and island bench
- Two spacious bedrooms both with mirrored built in wardrobes, air conditioning and sliding balcony doors directly accessing the large courtyard.
- Master bedroom also with en-suite
- Stylish designer bathroom with shower and bath
- Separate Internal laundry with dryer
- Extra hallway storage
- Lift access to secure tandem double carspace with over bonnet lock up storage unit (approx 27sqm)
- Secure entry, car wash bay and visitor parking

Positioned in an urban village setting with access to landscaped community parkland and walkways and moments to Booralee and Sir Joseph Bank Parks , Botany Aquatic Centre, and footsteps to the local IGA, village shops, cafes and transport. This modern apartment is a smart choice for young couples, first homebuyers or investors wanting relaxed in-door-out-door living and a sanctuary of comfort, light and space.

Inspect: Thursday and Saturday between 1.30pm-2pm

Auction: Saturday, 2nd July at 1.45pm, On Site

Contact: George Karabalios 0411 505 111

Council Rates: approx \$298.00 pq

Water Rates: approx \$190.39 pq

Strata Rates: approx \$1264.73 pq

### Listed By

George Karabalios

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## Floorplan



## 2002/53-55 Wilson Street, Botany EASTSIDE REALTY

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by Igor Nedic 0410581805 / spinpix.com.au