



22 Bay Street Botany NSW

4 2

Located in one of Botany's best streets, walking distance to all shops, IGA, caf?s, pubs, parks and transport this warm and welcoming home has been recently refreshed and updated for relaxed family comfort and ease of living. Enjoying a desirable north to rear aspect and brimming with natural light, it features a classic layout with a well-equipped kitchen with timber benchtops and stainless steel appliances, while flowing to an open plan living and dining area enhanced by brand new timber floorboards. Accommodation comprises four well-proportioned bedrooms plus a separate 5th room/sleepout, while to the rear is a sun bathed level backyard with an entertainment deck and a separate retreat. Explore the possibilities to capitalise on its sought-after community-oriented address, a stroll to Booralee Park and Botany Aquatic Centre, Botany Public School and public transport.

Price : For Sale \$1,500,000 to \$1,550,000
Land Size : 272 sqm
View : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/botany/residential/house/7020178>



Natalie Vega
02 9314 2100



Nick Papas
02 9314 2100



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

APPROXIMATE
INTERNAL : 122 m²



PLANS SHOWN ARE FOR MARKETING PRESENTATION ONLY AND IT'S NOT PART OF ANY LEGAL DOCUMENT. SUBJECT TO ERRORS, INACCURACIES AND IT SHOULD NOT BE USED AS SOLE AND ACCURATE REFERENCE