



4 Livingstone Avenue Botany NSW

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Presented to the market for the first time in 25 years, this much loved freestanding home offers an ideal opportunity to buy in a prized location and add further value over time. Set on 447m² block with endless possibilities, the home is only metres to Botany village shops, cafes, pubs and bus transport to the CBD.

Land Size : 447 sqm
View : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/botany/residential/house/7720644>

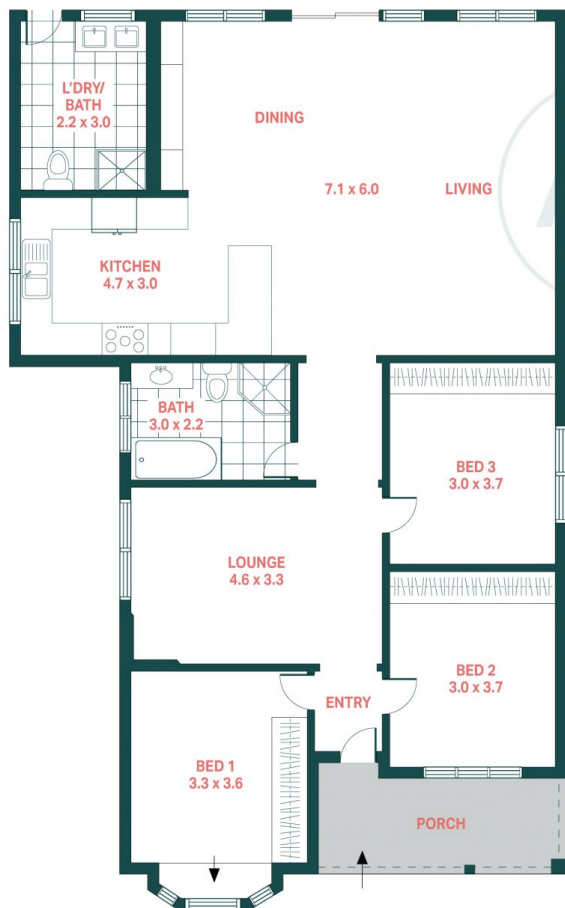
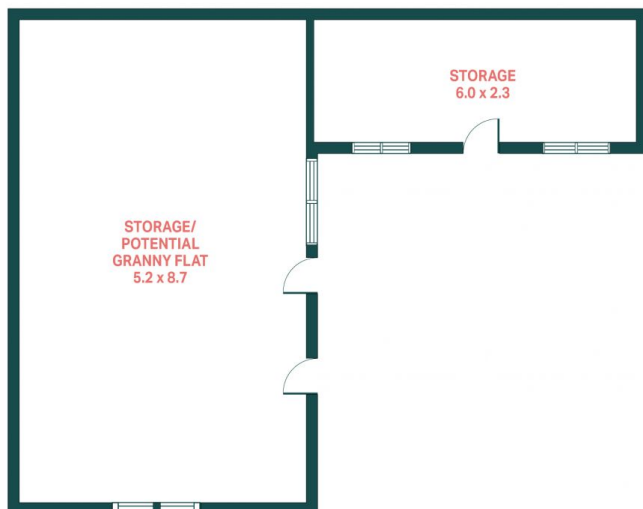
- + Solid double brick home on a level 447sqm block of land
- + Potential duplex site/sub-division with two homes
- + Spacious open plan lounge and dining room with second living area
- + Granny flat potential with existing structure to add second income
- + Three large bedrooms with built in robes
- + Potential to add 4th bedroom easily
- + Covered paved backyard with beautiful gardens



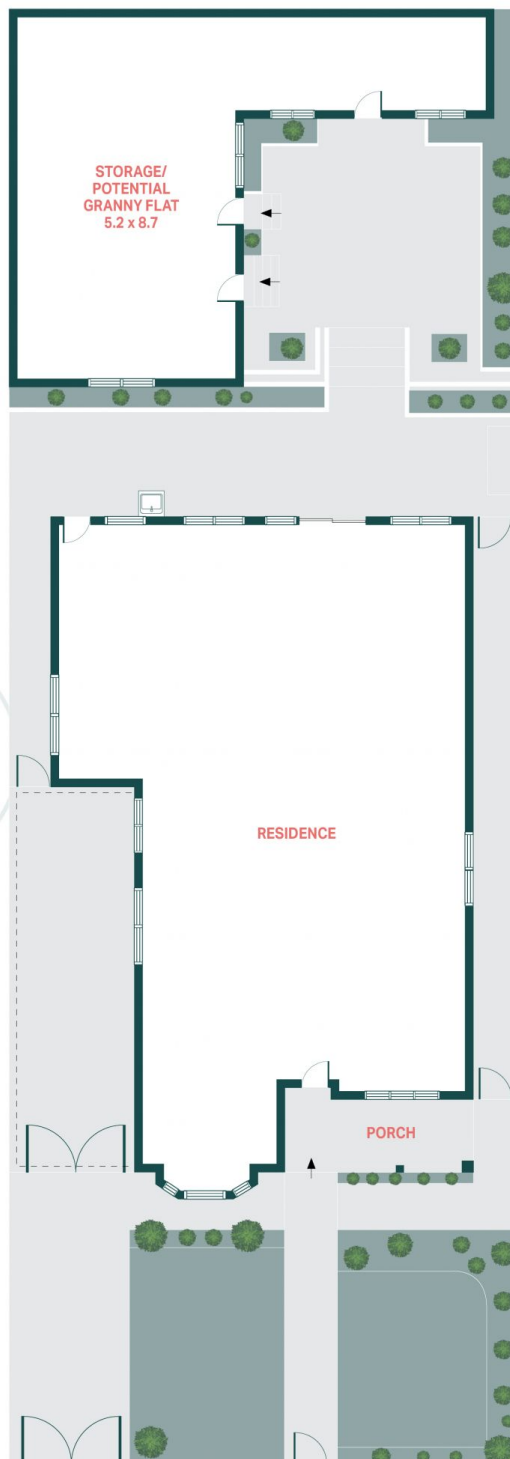
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GROUND FLOOR



SITE PLAN

4 Livingstone Avenue, Botany

Agents^{+CO}

Scale in metres.
Indicative only. All information contained herein is obtained from sources we believe to be accurate.
We cannot guarantee it's accuracy. Interested persons should make and on their own enquires.

Internal Floor Area: 130sqm (Approx)
Total Floor Area: 448sqm (Approx)