



12 College Street, Lidcombe



## NEAR NEW FAMILY HOME IN AWARD WINNING BOTANICA

Tired of city living? Its time for the move! Come and embrace your new family home in award winning Botanica!

This 3 years young magnificent family residence is tucked away in a private cul-de-sac on 508 sqm land. Built to create the ultimate environment for family living indoors and out, and finished to a flawless standard throughout.

It features:

- Priced north east facing, showed in natural light
- Modern master bedrooms with en-suite
- Modern kitchen - with European stainless steel appliances and stone bench tops
- Built-in robes - with mirrored doors in all bedrooms
- Broad area floor tiling - to entry, kitchen, family and dining areas
- Low maintenance landscaped courtyards -pet friendly and ideal for entertaining
- Secure Parking - with automatic door and remote
- 4 Stars NatHERS Energy Rating, skylight, rain water tank, gas boosted
- Intelligent landscaping. Cycle ways and walking tracks. Child-safe playground.

Picture This:

Brings the whole family and friends together, meet and chat, get to know your neighbours and make new friends.

Walking distance to University of Sydney, Child care centre, transport.

At your new home, you will discover many ways to escape the stress of modern life and to get the most from life with your family and friends.

Jump in your car, a short drive will take you to Rhodes or Parramatta. Sydney CBD is only 14km away.

4 3 2

Price

Property Type

Property ID

SOLD

Residential

464

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville

Shop 5, 345 Illawarra Road Marrickville

NSW 2204

02 9558 0388

domain  
property agents

Your family would love it!

GF: 95.54 SQM

1ST FLOOR: 85.06SQM

PORCH: 9.93 SQM

LUG: 20.34 SQM

BALCONY: 9.93 SQM

TOTAL: 220.80SQM

LAND AREA: 508 SQM

Currently leased at \$750/week on an expired lease, great investment opportunity too.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*