



## 2/28 Folkestone Parade, Botany AUCTION



### Spacious Apartment in Boutique Warehouse Conversion

Situated in a pet-friendly warehouse conversion of only five, this semi-sized three-bedroom apartment combines spacious elevation with direct private entry and a near-parkside location.

Modern interiors featuring ducted air-conditioning throughout extend to a semi-enclosed balcony for indoor/outdoor living and entertaining, providing a perfect low-maintenance lifestyle. While the kitchen is well-appointed, all bedrooms are full-sized, with two security car spaces also included.

Offering peace and privacy with a boutique address, the property is ideally situated for easy access to St Joseph Banks Park, select cafes, shopping and public transport that is within 8km of the CBD.

- Generous open-plan living, dining and island kitchen featuring tiled floors
  - Kitchen has Caesarstone benchtops, s/steel appliances and gas cooking
  - Large private balcony off the living area with sliding shutters and leafy aspect
  - Three good-sized bedrooms all providing mirrored built-in wardrobes, floating floors and ceiling fans
  - Master has a fully tiled shower ensuite and enclosed courtyard space
  - Fully tiled family bathroom including bath and separate European-style laundry
  - Video intercom security, ducted r/c air-conditioning
  - Secure tandem parking provides options for two cars or one plus storage
- Council Rates: \$276.00 Quarterly
  - Water Rates: \$150.22 Quarterly
  - Strata Fees: \$1,204.58 Quarterly

Agent declares interest.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features

Alarm System



**Donna Charlwood**

Principal - Donna Charlwood Property

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**Auction**

28th Oct 2023 12:00PM

Built-In Robes  
Dishwasher  
1 Ensuite  
Intercom  
1 Living Area  
Pet Friendly  
Balcony  
Remote Garage Door  
Secure Parking  
Air Conditioning



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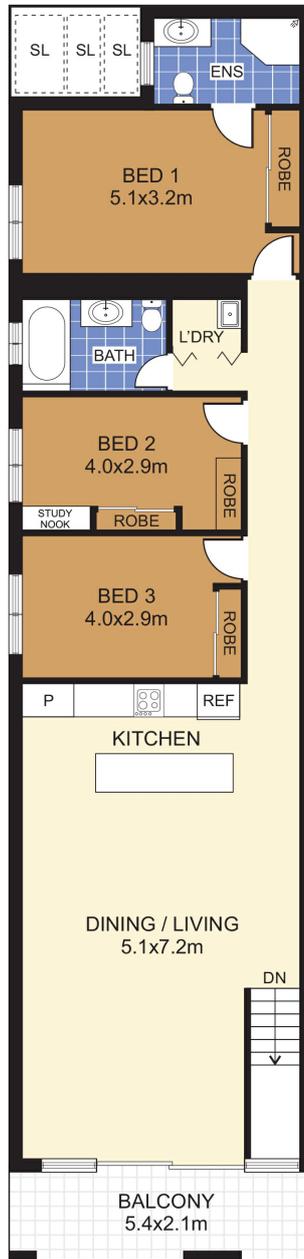
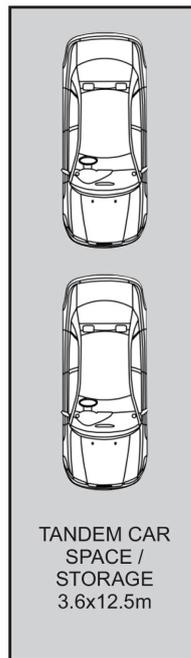
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**LEGEND:**

F	Fridge
C'B	Cupboard
L'D	Laundry
LIN	Linen
DW	Dishwasher

This Diagram is for illustrative purposes 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 should rely on their own enquiries.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.