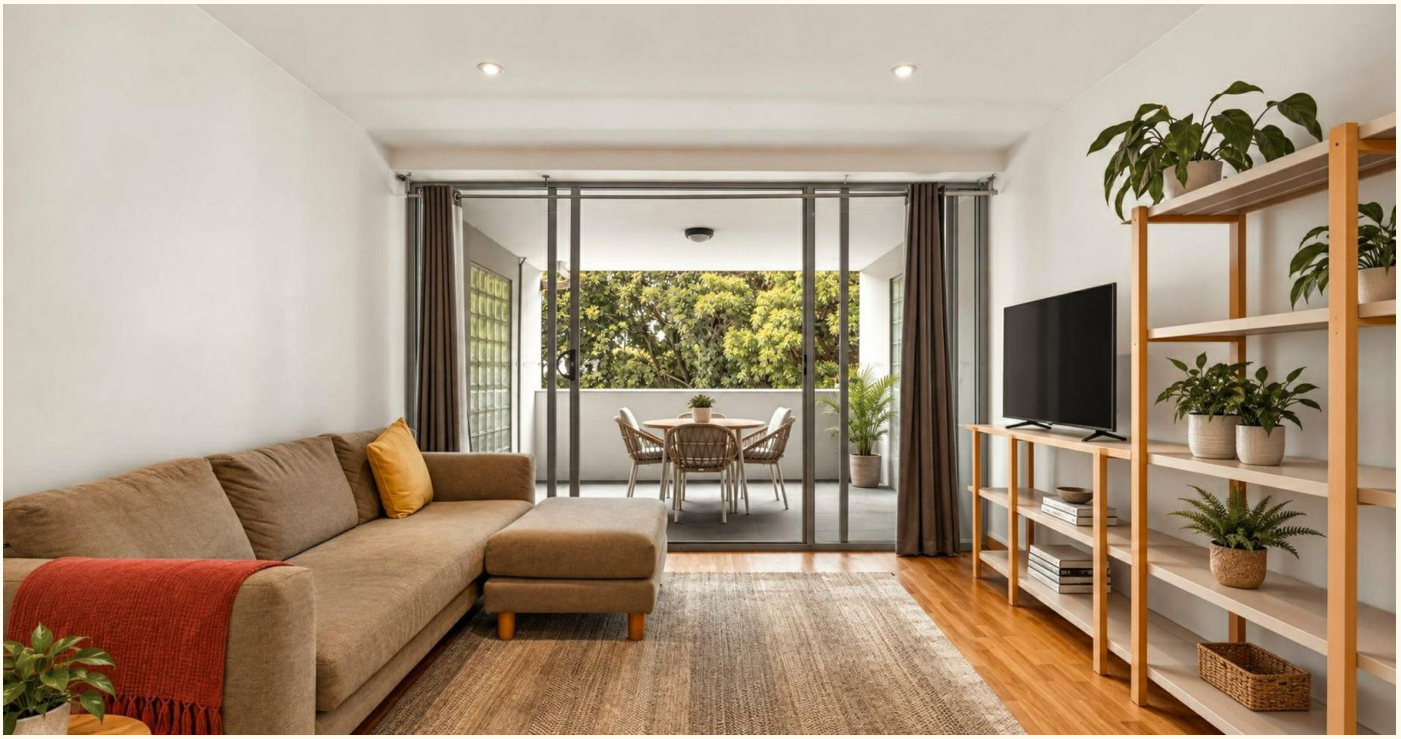








25/62-72 Botany Road, Alexandria

Contemporary Living in a Vibrant Inner-City Setting

Offering an exceptional combination of space, privacy and natural light, this well-positioned apartment enjoys a prime setting within one of Sydney's most vibrant and connected lifestyle precincts. Just moments from Waterloo Metro and Alexandria Park, with the cafés, restaurants and lifestyle attractions of Redfern, South Eveleigh and Alexandria close by, it promises effortless everyday convenience. Thoughtfully appointed with spacious open-plan interiors and a separate study, it presents an outstanding opportunity for both owner-occupiers and investors, combining lifestyle appeal with enduring investment potential.

Features

- Spacious open-plan living and dining area
- Separate study featuring a built-in desk
- Seamless indoor-outdoor flow to a covered balcony
- Generously proportioned king-sized bedroom with built-in wardrobes
- Excellent natural light and a wonderful sense of privacy
- Resort-style facilities including a swimming pool, BBQ area and landscaped gardens
- " Just a two-minute walk to Waterloo Metro

1 1 1

AUCTION
Sat 28th Nov @ 9:30AM

VIEW
Sat 7th Nov @ 9:00AM - 9:30AM

AGENTS

Darran Wyatt
0407 440 947
darran@ljhdoublebay.com

James Fragias
0432 503 176
james.fragias@ljhdoublebay.com

AGENCY

LJ Hooker Double Bay
(02) 9185 2816

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

" Moments to the cafés, restaurants and lifestyle attractions of Redfern and South Eveleigh
- Close to Alexandria Park and surrounding recreational spaces
- Positioned within a high-growth precinct offering strong lifestyle and investment appeal

MORE DETAILS

Property ID	2REHYY
Property Type	Apartment











Darran Wyatt 0407 440 947
Associate Director - Wyatt Property Group Pty Ltd | darran@ljhdoublebay.com
James Fragias 0432 503 176
Sales Associate Team Wyatt | james.fragias@ljhdoublebay.com

LJ Hooker Double Bay (02) 9185 2816
38 Ocean Street, WOOLLAHRA NSW 2025
doublebay.ljhooker.com.au | admin@ljhdoublebay.com

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Residence
25/62-72 Botany Road
Alexandria

1 Bed
1 Bath
1 Car

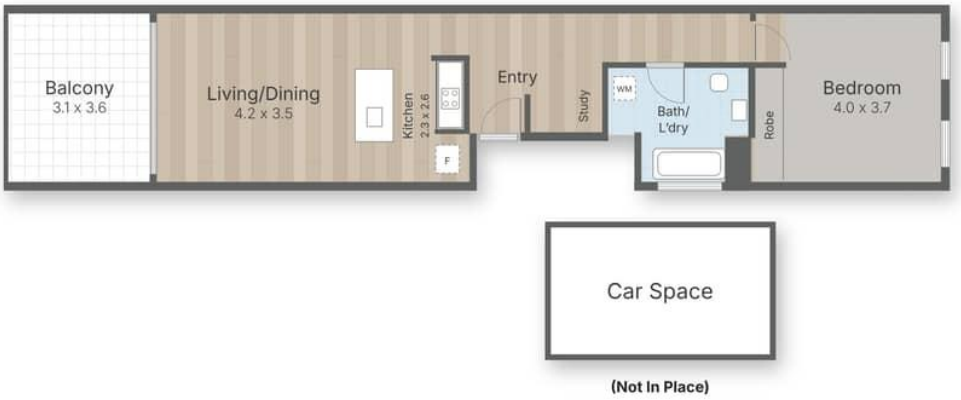
Internal 56m²
Balcony 12m²
Car Space 14m²
Total 82m²

Darran Wyatt
0407 440 947

James Fragias
0432 503 176

Indicative only. All information contained herein is obtained from sources we believe to be accurate. All measurements and areas shown are approximate and should be independently verified. Interested persons should make their own enquiries.

NORTH



(Not In Place)

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker