



**Botany, NSW**  
29/25 Chelmsford Avenue

**3**  
BED

**2**  
BATH

**2**  
CAR

**RobertAllan**  
Property

Backing directly onto Sir Joseph Banks Parkland Reserve, this multi-level family and pet friendly townhouse embraces a peaceful and leafy outlook with the benefit of walking and cycling tracks and kids playgrounds right outside your back door. Set over 4 levels; totaling a spacious 253sqm layout; this generously sized home features modern interiors with multiple living and outdoor areas. The beautiful garden and courtyard are perfect for entertaining. Features include; 3 spacious bedrooms, (all with built in wardrobes) and the main bedroom comes with an ensuite. Separate lounge and dining rooms with a large island kitchen and gas cooking. Air-conditioning throughout, 2.5 bathrooms with an additional WC. Sunbathed terraces and balconies and a secure remote controlled double lock up garage. Council \$298pq; Water \$156pq; Strata \$1,542.11pq.

**Auction: Sat, 27 Aug 2022**

**@ 1:15pm**

**On Site**

**Council Rates:** \$298/qtr (approx)

**View:** Wed, 10 Aug 2022 @1:30 pm - 2:15 pm  
Sat, 13 Aug 2022 @1:30 pm - 2:15 pm  
Wed, 17 Aug 2022 @1:30 pm - 2:15 pm  
Sat, 20 Aug 2022 @10:00 am - 10:45 am  
Wed, 24 Aug 2022 @1:30 pm - 2:15 pm

**Contact:** Robert Micallef  
0418 967 717  
Allan Micallef  
0410 689 003

**Type:** Townhouse

**<https://www.robertallanproperty.com.au>**



Scale in metres. Indicative only. 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.

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Plans shown are only indicative of layout. Dimensions are approximate.

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