



A601/22 Gardeners Road Kingsford NSW  
2032

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\$1000 per week

Date available: Now

[Book Inspection](#)

## Brand New Two Bedroom Apartment in Prime Location!

The Lifestyle;

Designed by Studio Johnson Architects, Botanica prioritises functionality, comfort and style. Nestled in Kingsford's vibrant heart, Botanica offers quick, easy and level access to amenities. From the bustling local restaurants, cafes and shopping precinct to renowned institutions like the University of New South Wales just 3 mins away, Prince of Wales just 5 mins away and light rail to the CBD literally at your doorstep. Residents enjoy convenience at every turn. With seamless transport options and proximity to iconic local beaches like Coogee, Botanica offers the ultimate convenient lifestyle, just a stone's throw from the city CBD.

Property Features Include;

- + High-quality boutique building
- + Ducted air conditioning throughout
- + Timber flooring throughout living area
- + Kitchens with stone benchtops, dishwasher and gas cooking
- + Master bedroom with ensuite, both bedrooms with large built-in wardrobes
- + Ultra luxurious bathroom
- + Internal laundry with dryer

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- + Balcony
- + Video intercom, with secure lift access and secure basement parking with storage cage
- + Communal garden and barbeque area for the exclusive enjoyment of residents
- + Walking distance to public transport, easy access to UNSW, Prince of Wales Hospital and more

To register an INSPECTION to suit you please email via this advert and you will receive a LINK to register, please NOTE if you do not register, we cannot notify you of any time changes or cancellations to inspections.

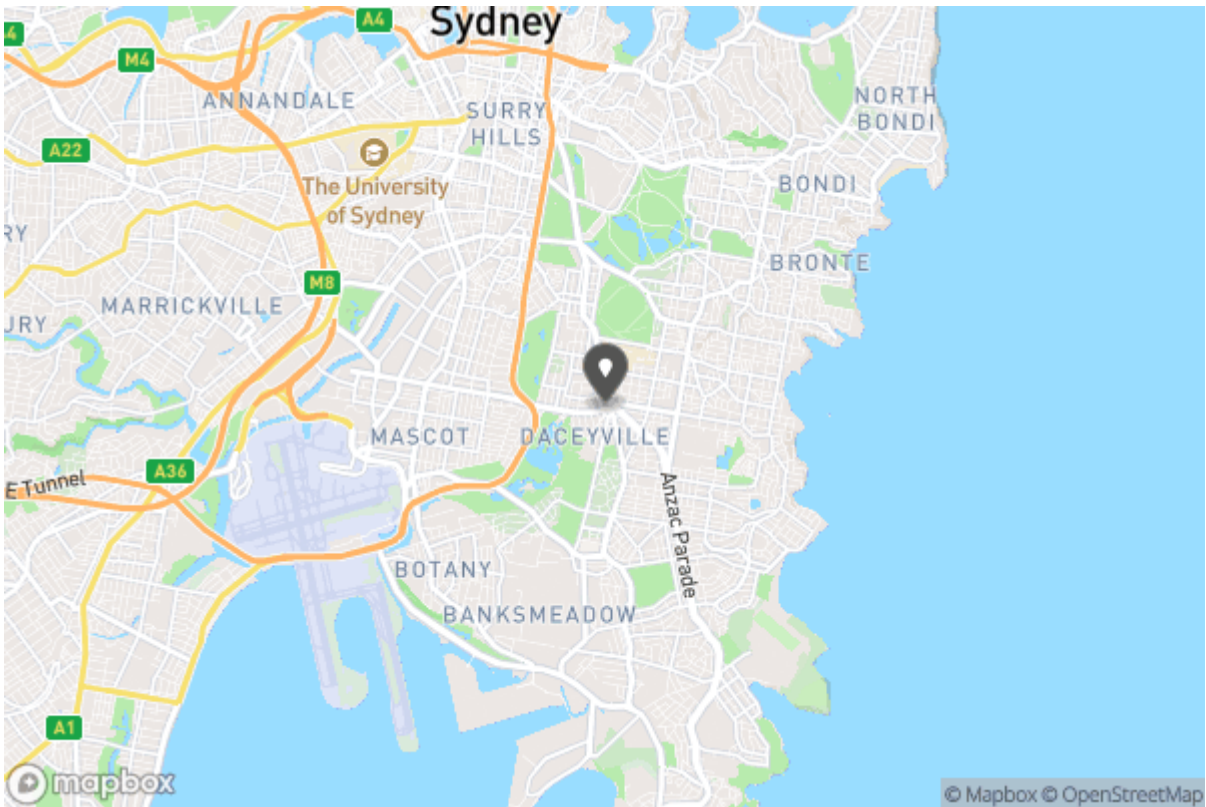
# Gallery







# Location Map





Don't forget to  
confirm your  
inspection by  
SMS or email

Kris Saez

Kris@vogueproperty.com.au

02 8376 0384  
713 Darling Street  
Rozelle NSW 2039



## Why Book with Vogue Property Group

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=vogue&uniqueID=IRE5413848>