



This unit is set in the secure, superb architect-designed Botanica building in the Banbury Village Estate, Footscray, offering direct access to the green expanse of McDougall Reserve. The entire precinct has a quality atmosphere and is extremely well maintained. This light-filled unit is offered for the first time since the completion of c2016. On entering you, a greeted by a lovely open space incorporating a stylish modern kitchen with stone benches and a suite of Bosch stainless steel appliances. A large double bedroom featuring an extra-large robe also captures the afternoon sun. A European style laundry is discreetly placed for easy use. The bathroom is light and airy with plenty of space. The desirable location of this unit is within easy driving distance to shops, cafes and public transport, providing a convenient and comfortable lifestyle. Great neighbours, Botanica's welcoming sense of community and secure garaging with a storage cage further enhance the chance to experience a brilliant lifestyle only a moment's walk from Barkly Street sho...

**\$390,000 -
\$420,000**

