



9/3 Dongara Street, Innaloo

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Mid to High \$700's

Bespoke Botanica Apartments

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A bespoke collection of executive residences in the heart of Innaloo, Botanica Apartments offers premium ultra-convenient living.

Tucked behind Westfield Innaloo shopping centre - slated for a multi-million dollar redevelopment - minutes from Innaloo cinemas, Scarborough Beach and numerous café / dining options on your doorstep, the lock up and leave Botanica lifestyle is ideal for downsizers, and professional couples or those looking to simply love their lifestyle.

The interiors of these apartments are graced by high quality fit outs and meticulous attention-to-detail. The jewel in the crown, Penthouse (Apartment 9) sits alone on the top floor with both east and west facing balconies. A long list of extensive features includes:

- Stunning, well-appointed kitchen featuring Ilve dual electric ovens, integrated dishwasher & microwave, rangehood & Franke gas hotplates. 40mm Caesarstone tops with waterfall edges, extensive soft closing cabinetry and recesses for a double fridge & coffee machine.
- Huge open plan living, dining and kitchen area provide functionality and finesse highlighted by shadow lined cornices, timber flooring and adjoins a huge 44 sqm east facing balcony.
- Master suite features large walk-in robe & elegantly appointed ensuite with a feature light well quality appointments and a huge walk-in shower
- Both minor beds offer walk-in robes and adjoin the main bathroom offering a shower and wc
- Well-appointed study nook leads to the western facing balcony
- Separate laundry with stone tops, linen cupboard and include Fisher & Paykel front load washing machine and dryer
- Tandem under-cover parking bays - plus adjacent lock-up storeroom of 6sqm
- Feature high ceilings highlighted by shadowline cornices
- Ducted reverse-cycle air-conditioning
- A/V intercom system to pedestrian entrance foyer
- Quality sheer curtains, blackout roller blinds and plantation shutters throughout
- Instantaneous gas hot-water system
- Feature LED down lighting & skirting boards

Botanica Apartments offer a lock and leave lifestyle with convenience and security a priority. The undercroft parking facility is

secured by a remote-controlled gate. The stunning pedestrian access highlighted by recycled bricks and steel trellising leads to a lobby style entry secured by a pin number intercom system and opens to a high quality Kone elevator servicing all five levels. On the top level, residents can enjoy a roof top entertaining area for those wishing to enjoy the expansive outlook. Security cameras cover each entry point to the common areas.

They say it is all about the LOCATION! You cannot go past the location of Botanica Apartments. Less than a minutes' walk and your inside Westfield Innaloo Shopping Centre where your retail options are endless. A little further afield you will find numerous gyms, restaurants, cafes & the Event Cinema complex. There are endless bus services on Scarborough Beach Road if you are looking to explore further afield.

Be quick as Botanica Apartments still qualify for a 75% stamp duty rebate where you could save up to \$25,000

Inspections

Saturday 29 August, 1:00pm - 2:00pm