



**Kingsford, NSW**  
14/96 Botany Street

**1** BED **1** BATH **1** CAR

**CPS Property**  
passionately committed

### TOP FLOOR RESIDENCE IN BOUTIQUE SECURITY BLOCK WITH LOCK UP GARAGE

Available: 21 August 2025

Initial Lease Term: 6 or 12 months

Inspect: By Appointment

Quietly situated on the top floor of this tightly held security block of just 16 residences - 'The Sandhurst', this refurbished one bedroom features a westerly aspect & light filled interiors. Enjoying elevated area outlooks from its coveted corner position, this modern retreat is located in a premium enclave just moments to buzzing local cafes, nearby shopping, Paine Reserve, UNSW, as well as being a short stroll away from buses to the beach & into the CBD.

### LEASED

**Contact:** Alistair Lees  
0488556634

**Type:** Apartment

**Date Available:** 21/08/2025

**Bond:** \$2600

<https://www.cpsproperty.com.au>