



# OTTO

CAPITAL



## 13 Magnolia Avenue Lidcombe NSW

3 2 2

This terrace home showcases a modern design accented with luxury finishes, embodying a tranquil minimalist vibe that perfectly integrates indoor and outdoor living spaces into a private haven for entertainment. Highlighted by tiling, soft carpeting, subtle lighting, and neutral color schemes, its interiors exude style. Situated merely 2.4km away from Lidcombe Station, alongside quaint shops and a variety of eateries.

- Surrounded by quality homes, nestled within the award-winning Botanica Estate
- Separate living area upon entry which can be easily convert to bedroom4 if needed.
- Open plan family and living area which flows out into low maintenance backyard
- Modern kitchen with stone bench top breakfast bar and quality stainless steel appliance

**Price** : \$ 1,418,000

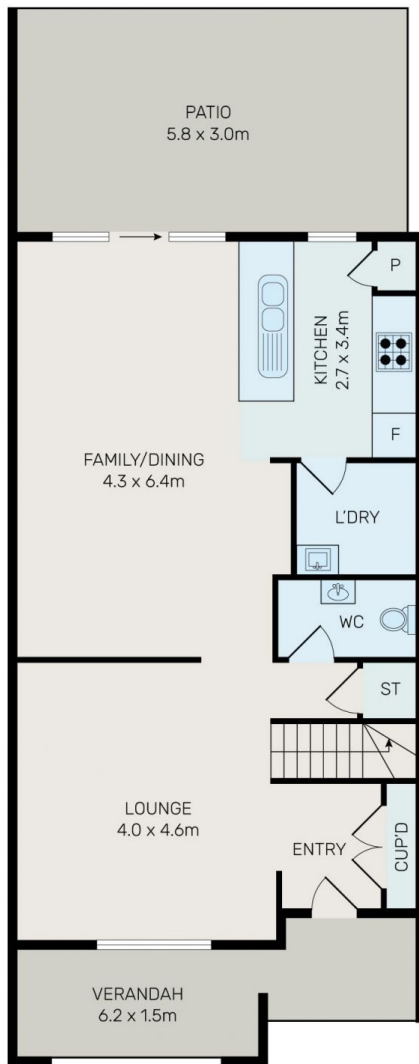
**View** : <https://www.ottocapital.com.au/sale/nsw/parramatta/lidcombe/residential/terrace/7920835>



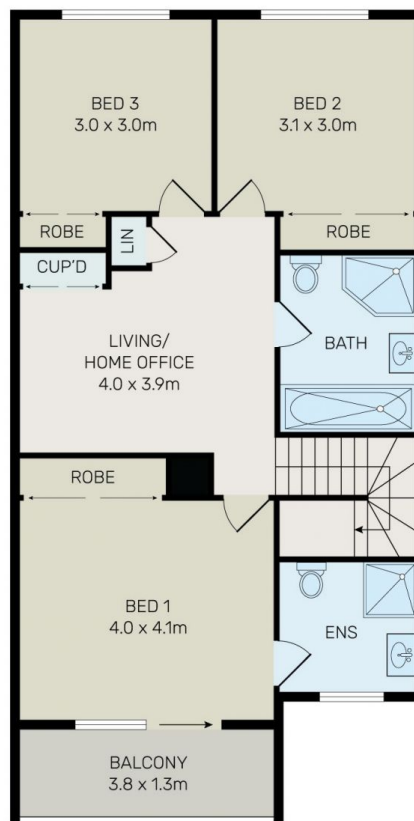
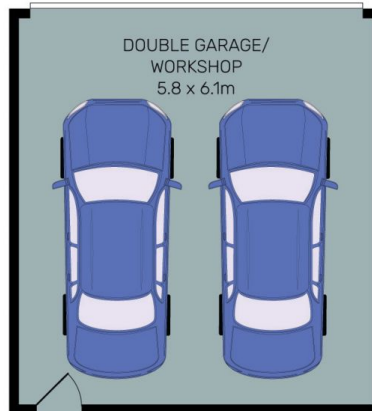
**Michael Chen**  
1300 688 677



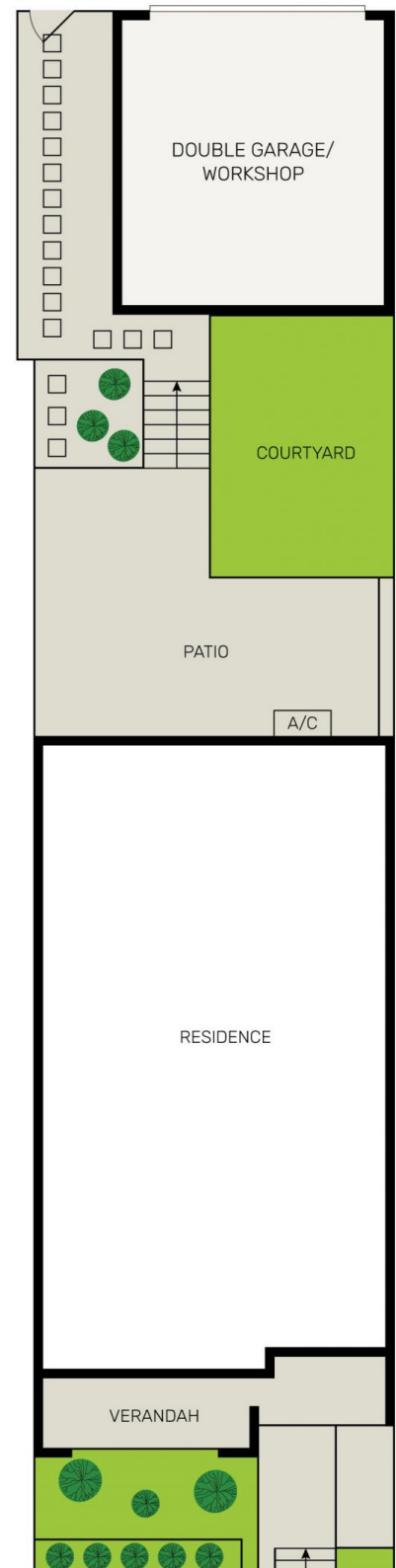
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GROUND FLOOR



FIRST FLOOR



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



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