

the gallery



A prestigious new address

The Gallery at Botanica...a boutique collection of one of the Inner West's finest examples of early Australian architecture; meticulously crafted into prestigious, contemporary residences.

Designed by renowned architects including Walter Liberty Vernon and James Barnet, every residence at The Gallery combines stunning heritage architecture with spacious, chic and contemporary interiors.

- 3 & 4 bedroom single level residences with studies
- Cleverly designed spaces for indoor/outdoor living
- Expansive verandahs that are ideal for alfresco entertaining
- Carefully positioned window louvers for privacy
- Courtyard or rear yard
- Lush gardens and extensive landscaping

All backed by Australand's 85 years of experience in creating quality residential developments.
The Gallery Residences - Open For Inspection Viewing

Open times: 1pm - 2pm Saturday and by appointment 1pm - 2pm Sunday and by appointment Phone **13 38 38** to make an appointment today.



Residences at The Gallery will feature brand new interiors designed for comfort and practicality.

Each residence at The Gallery features:

- Soaring ceilings up to 3.9m
- Expansive living areas with quality Blackbutt timber floors throughout
- Premium kitchen with SMEG appliances and CaesarStone island bench with breakfast bar
- Stylish, contemporary bathrooms and ensuites with quality fittings and fixtures
- Gas Jetmaster fireplaces in living areas
- Cleverly designed spaces for indoor/outdoor living
- Expansive verandahs ideal for alfresco entertaining
- Air-conditioning throughout
- Superior wall and ceiling insulation
- Intelligently designed ventilation systems to keep homes warm in winter and cool in summer
- 7 year New Home Warranty by Australand
- Extensively landscaped rear yards

Incorporating premium finishes, painstaking craftsmanship and luxury throughout, The Gallery Residences represent a landmark residential masterpiece.

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Sales Office

The Gallery Sales Office

Cnr Botanica Drive Magnolia Avenue, Lidcombe
Open 1pm – 3pm Weekends and by appointment.

National Hotline 13 38 38

