




503/17 Grattan Cl, Forest Lodge, NSW 2037
Sold - 5/12/2020

 Apartment 1  1  1 


PERFECT FIRST HOME

Modern and contemporary living in Harold Park building complex.

Comprised one bedroom with walk-in wardrobe, one study, one bathroom, internal laundry inclusive combo dryer and washing machine. Study room can be converted as second bedroom with access to balcony.

- + Open Plan lounge/dining room flowing into entertaining balcony
- + Modern kitchen with quality & modern appliances. Ample storage and built-in microwave
- + Ducted air conditioning system with dual control
- + Security building complex with lift access and undercover parking and storage cage
- + Walk to bayside parks, City buses, Light rail, The Tram shed, Sydney University, Broadway Shopping and all amenities at Glebe Point Road
- + Currently tenanted under periodic agreement

Inspect: Saturdays & Thursdays 11.00am - 11.30am

Auction: Saturday 5th December, 2020 @ 11.15am

Contact: George Karabalios 0411 505 111 or george@eastsiderealty.com.au or sales@eastsiderealty.com.au

Water Rates: \$153.56 PQ approx

Council Rates: \$282.95 PQ approx

Strata Rates: \$1029.00 PQ approx

Open for Inspection

By Appointment.

Listed By

□ George Karabalios
 Phone: (02) 9314 7955
 Mobile: 0411 505 111



The floor plan shows a 3-bedroom apartment with the following layout and dimensions:

- balcony:** 5.0 x 2.0
- study:** 3.4 x 1.75
- living / dining:** 8.4 x 3.6
- kitchen:** 3.9 x 3.0
- entry:** Includes a p'try (pantry) and a cupboard (cup'b).
- storage:** 2.3 x 1.6
- bedrooms:** One is labeled "bed" with dimensions 3.4 x 3.2. The other two are labeled "w.r" (wardrobe).
- bath:** 2.4 x 1.9
- secure carspace:** Located outside the apartment, with a car icon.

The plan also includes a "floor plan" label and a green triangle indicating the entrance direction.

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This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by Iqor Nedco 0410581805