

11 Grattan Close, Forest Lodge, NSW 2037

Sold Apartment

Friday, 15 September 2023

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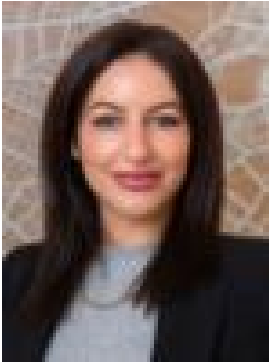
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 231 m²

Type: Apartment



Emma Symonds

\$2,735,000

Flowing over two levels with a private street entrance, this townhouse offers sumptuous family living in a community-focused development. The ground level is dedicated to entertaining with a gourmet open plan indoor/outdoor design and front and rear terraces. Upstairs, there's ample accommodation and two balconies. With Tramsheds 450m away, stroll to coffee, gelato or a tasty meal. • Generous light-filled interiors, clean lines, quality appointments • Gourmet open plan kitchen and separate living/dining spaces • Stone island breakfast bar and gas stainless steel appliances • Expansive separate living/dining spaces with timber floorboards • Front and rear alfresco entertaining terraces and a courtyard • Sizeable bedrooms with built-in robes and access to a balcony • Fully tiled bathrooms, powder room, internal laundry facilities • Ducted air conditioning, double secure underground parking • Parks, walking tracks and foreshore reserves within 10-min stroll • Glebe Markets, Broadway Shopping, universities all within 3km Mirvac developments are designed with exceptional environmental and social performance in mind, reflecting our pledge to deliver projects that meet the highest sustainability standards. Mirvac buildings are designed and constructed to meet the requirements of BASIX, the Residential Flat Design Code, and Mirvac's own standards for apartments. • Water - Target: BASIX + 25% • Energy - Target: BASIX +25% • Thermal Comfort - 6.5 Stars In the current market, this property has a leasing potential of: \$1600 - \$1650 per week. Outgoings: • Council \$289 pq approx • Water \$165 pq approx • Strata \$2,2072 pq approx For further information contact: Emma Symonds 0412 660 011