

**103 Arundel Street, Forest Lodge, NSW 2037**



**Sold House**

Wednesday, 17 January 2024

103 Arundel Street, Forest Lodge, NSW 2037

**Bedrooms: 5**

**Bathrooms: 3**

**Area: 160 m2**

**Type: House**



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## Contact agent

Grandly scaled and impeccably appointed for contemporary living, this tri-level terrace packs a punch with its highly functional floorplan and quiet north-facing garden in a connected city fringe location on the edge of the University of Sydney campus. Quality design combines with superb livability and plentiful space for the large or growing family thanks to a flexible layout including five double bedrooms, two with ensuites. The lofty attic level retreat is ideal for teen accommodation and the entry level bedroom or home office has a separate entrance. This contemporary family home is set on an unusually large 160sqm block and features high ceilings, wide, spacious rooms and quality finishes throughout. Boasting a fantastic location less than 3km to the CBD, this family home is around the corner from St Johns Road's cafe hub and The Forest Lodge Hotel, within the Forest Lodge Public School catchment, 250 metres from the University of Sydney and an 800m walk to Broadway's retail precinct and Victoria Park's open-air pool. Close proximity to the buzz of Glebe village and Annandale's cafe society offers a lifestyle of easy convenience in a friendly urban village setting with excellent transport links to the city.- High side of the street with a sun-drenched north rear aspect- 5 double bedrooms, 4 with built-in robes, 2 with ensuites and one with a private entry- Main with a wall of built-in robes, reverse air and a balcony- Attic retreat with an ensuite and reverse air - Huge open living space with polished hardwood floors - Dine-in gas kitchen, stone benchtops, quality appliances - Living opens via cedar bi-folds to a private Tallowood entertainer's deck with retractable roof- Sunny, quiet child-friendly garden with a leafy treescape outlook - Plentiful built-in storage and an internal light-well/sunroom - Solar power system, internal laundry and a deep linen press- 250m to the University of Sydney Campus (Ross St entrance)- Cafes and pubs all around, eligible for 2 resident parking permits and additional visitor passes- Rates: Water \$199pq, Council \$445pq (Both approx.)Contact Matthew Carvalho 0404 006 744George Pavlidis 0406 167 738Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))