## 5301/148 Ross Street, Forest Lodge, NSW 2037 Unit For Sale

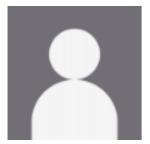


Type: Unit

Friday, 19 January 2024

5301/148 Ross Street, Forest Lodge, NSW 2037

Bedrooms: 1 Bathrooms: 1 Area: 51 m2



Catherine Power 0481730480



Emma Symonds

## Buyers Guide \$790,000 - \$800,000

The perfect pad for singles, couples or those seeking a city base, this apartment strikes the perfect balance between cosmopolitan living and natural surrounds. It showcases sleek modern appointments and a seamless in/outdoor flow while being placed within a ten-minute stroll to Harold Park and harbour foreshore reserves, as well as The Tramsheds, bus and light rail and vibrant Glebe nightlife. • Quality open plan kitchen and roomy living/dining space • Stone bench tops, stainless steel appliances, gas cook top • Unique loggia-style balcony that feels like another room • Bedroom with built-in robe and direct access to balcony • Fully tiled bathroom plus separate internal laundry facilities • Ducted air conditioning, security entrance and lift access • Stroll to The Tramsheds for supermarket, gym, coffee, gelato • Within 3km of Broadway Shopping Centre, Sydney Uni, UTSMirvac 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. There are 10 visitor parking spots with 4 car share spaces.Water – Target: BASIX + 25%Energy – Target: BASIX + 25%Thermal Comfort – 5.5 StarsThis property is currently leased until July 2024 at \$695 per week.OutgoingsCouncil \$289 pq Water \$180 pqStrata \$688 pq