



**GLEBE, NSW**  
408/95 Ross Street

**1** BED **1** BATH



**Pristine, Contemporary Living with balcony a stroll to Tramsheds**

Part of the stylish new Harold Park development, this open plan apartment is the perfect base from which to enjoy an exceptional cosmopolitan lifestyle. Its fluid and functional floor plan welcomes in an abundance of natural light while boasting only the finest modern finishes and inclusions. It's central to all the shopping and dining attractions of The Tramsheds, Annandale and Glebe.

**Price Guide \$650,000 - \$665,000**

**Council Rates:** \$1,131/year (approx)

**Strata Rates:** \$2,200/year (approx)

**Contact:** Matthew Matthews  
02 8588 8888  
0418 266 590

**Type:** Apartment

<https://www.resbymirvac.com>

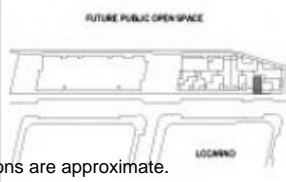
- &bull; Colour scheme a mix of fresh white and sophisticated grey
- &bull; Open plan kitchen living/dining flows to balcony
- &bull; Covered balcony with lovely expansive residential outlook
- &bull; Open plan stone kitchen, gas stainless steel Miele cooking
- &bull; Distinct bedroom alcove with divider, sumptuous bathroom



LEVEL 4, 5, 6

LOT No.- 34  
48  
62

LOCATION PLAN



1 BEDROOM OPEN-PLAN APARTMENT

Strata Area 47 m<sup>2</sup>

Draft Strata Area subject to final survey, does not include balconies and/or terraces where applicable. It includes parking and external storage areas.



Please note that this floor plan is produced for informational purposes only. The information contained herein is believed to be correct but is not guaranteed. Changes and omissions are approximate. Changes will apply to the final design and development and subject to change without notice to the extent of the project. The location and layout of the building, design and construction details, and the materials used, are subject to change without notice. The location and layout of the building, design and construction details, and the materials used, are subject to change without notice. The location and layout of the building, design and construction details, and the materials used, are subject to change without notice.

0031236  
 1: Site/Name  
 2: Site/Name

Plans shown are only indicative of layout. Dimensions are approximate.