



## Glebe, NSW

713/159 Ross Street

2  
BED

2  
BATH

1  
CAR



### Arguably the best layout and position in this coveted building

With one of the best layouts and most prized positions in the building, this apartment basks in a sun-drenched north aspect while gazing out over the landscaped greenery of Harold Park. The floor plan beautifully separates the open plan in/outdoor entertaining from the bedroom suites. Step out and stroll to the Tramsheds for coffee, gelato or dinner.

- ? Open plan kitchen, living & dining room flows to terrace
- ? Alfresco entertaining terrace overlooking Harold Park
- ? Kitchen with stone bench tops, gas stainless steel appliances
- ? Generous main bedroom with built-in robes and stylish ensuite
- ? Second bedroom with a built-in robe and a private balcony
- ? Bedrooms offer back terrace privacy to relax in style

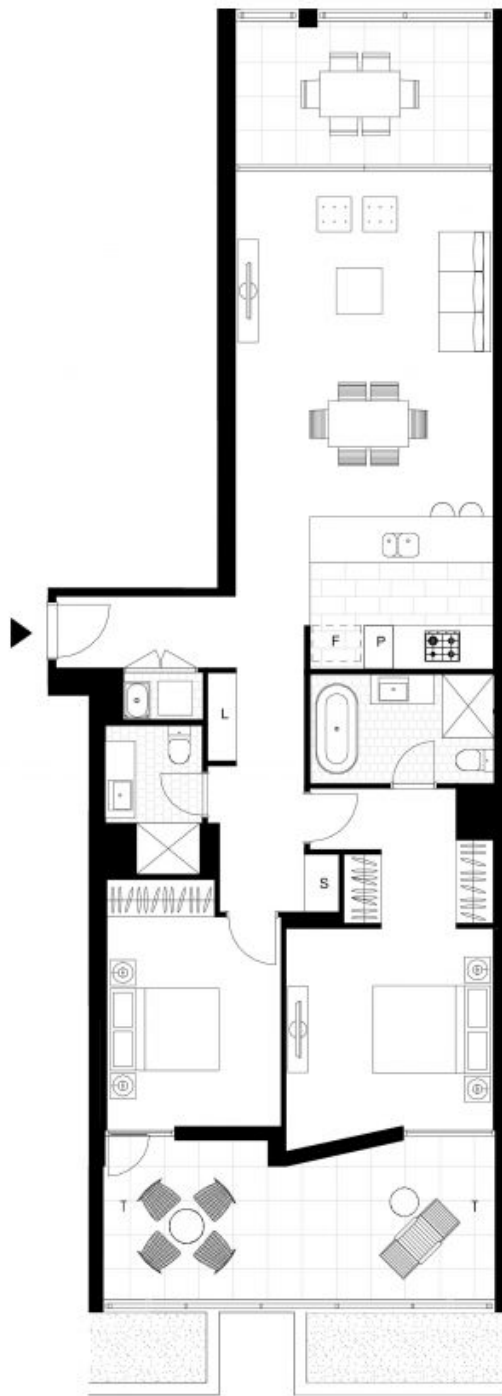
**Sold \$1,700,000**

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**Type:** Apartment

**Sold Date:** 16/09/2022

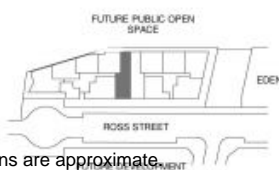
<https://www.resbymirvac.com>



LEVEL 7

LOT No.-98

#### LOCATION PLAN



#### 2 BEDROOM APARTMENT

Strata Area 126 m<sup>2</sup>  
 Draft Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



Please note that this floor plan was produced prior to completion of construction. The information contained herein is believed to be correct but is not guaranteed. Dimensions and areas are approximate. Changes will undoubtedly be made during development and subject to change without notice in accordance with the provision of the contract for sale. The furniture and furnishings depicted are not included with any sale and furnishings should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must refer to the contract for sale for the list of inclusions. All graphics, including the layout, landscaping, planting, louvers and sunshading devices, are indicative only.

NOTE: Balconies necessary for services are not depicted. Floor plans are at an unspecified scale. Plans do not show additional features within each lot such as hot water systems, service points, entrances and exits and noise reducing walls. Purchaser is advised that floor plans are located on some lots only and is available at purchaser's cost only at time of sale. The design, landscaping and embellishment of the public park areas, and the timing of their delivery, including access to them, will be by the City of Sydney Council and determined in their sole discretion. Purchasers must rely on their own enquiries in relation to all matters.

06/02/2016 (C)

Non Trafficable Paved Floor  
 Pergola Columns

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

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