



Glebe, NSW

422/8 Grattan Close

2 BED **2** BATH **1** CAR 

Sold by Emily & William

This property is available by private appointment by calling Emily Seymour on 0497 333 559.

A true lifestyle address, this apartment enjoys an elevated position in the Altivolo building of the popular Harold Park development. It enjoys leafy outlooks while capturing the North-East sun from its corner position.

It has been designed with an emphasis on an open plan in/outdoor living and entertaining with contemporary style and appointments.

- ? Long entrance hall, nice separation between living/bedrooms
- ? Spacious living/dining offering a access to a private balcony
- ? Stone bench tops and breakfast bar, gas stainless steel cooking

Sold \$1,450,000

Council Rates: \$286/qtr (approx)

Strata Rates: \$1,562/qtr (approx)

Contact: Emily Seymour
02 8588 8888
0497 333 559
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02 8588 8888
0497 333 559

Type: Apartment

Sold Date: 09/03/2023

Land: 103Square Metres

<https://www.resbymirvac.com>



LEVEL 4

LOT No. - 68

LOCATION PLAN



2 BEDROOM APARTMENT

Strata Area 103 m²

Area 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 provisions 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, signage and sunshading devices, are indicative only.
 NOTES: All shadoe/climate control services are not depicted. Floor plans are at an unappointed scale. Plans do not show additional features within each of such as hot water systems, service yards, wheelchairs and safe and rear retaining walls. Purchaser option noted on floor plans is located on some lots only and is available at purchase and only at time of sale.
 The design, including the identification 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.

93.04.15(B)

- ⊗ Fixed Screen
- ⊕ High Level Window

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

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