



## 17/23 Ross Street FOREST LODGE NSW

1 1 1

Beautiful open plan apartment located in the Calibre building. Perfect first home or solid investment in a fantastic area. Just moments from Glebes famous lifestyle offerings as well as Sydney University and Broadway Shopping Centre.

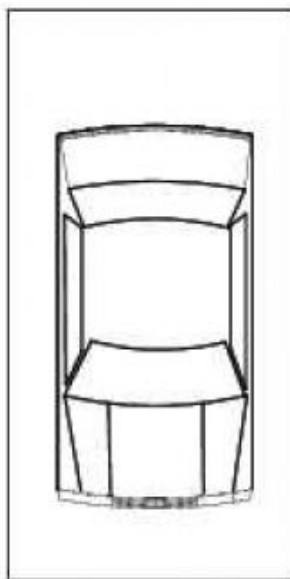
**View** : <https://www.trueproperty.com.au/sale/nsw/inner-west/forest-lodge/residential/apartment/7682378>

- Double bedroom with mirrored built in wardrobes
- Modern gas kitchen with stainless steel Smeg appliances and stone bench top
- Internal laundry with dryer
- Large entertainers balcony off living area
- Air conditioning and halogen down lighting
- Security intercom and level lift access
- Walk to Sydney University, shops and transport as well as Glebes famous cafes and restaurants
- Total size approx. 90 sqm
- Current rental income of approx. \$27,400 per annum



**Michael Catalano**  
02 8507 2444

NOTE : SECURE CAR SPACE



17/23-25 ROSS STREET

FOREST LODGE

**\*Disclaimer:** mtg - mind the gap floor plans & site plans are intended as a guide only. Individuals should always rely on their own enquiries for exact measurements and no warranties are intended or given. Please Note: Any internal area measurement total that may be included does not include any void spaces or recesses. Any external area measurement total that may be included does not include the total site plan area (ie total grounds and garden areas). mtg - mind the gap - 1300 133 145 - www.mindthegap.com.au