

Buyers Guide \$1,350,000

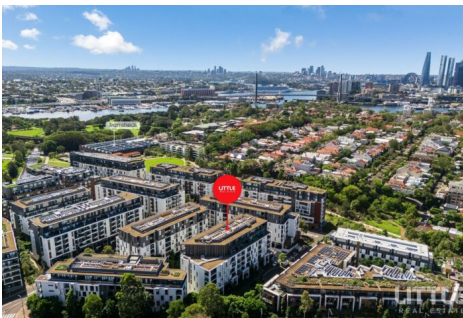
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📍 301/17 Grattan Close FOREST LODGE NSW





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Modern 2-Bedroom Living & Smart Investment in a Quiet Inner-City Enclave

Auction date

Monday 27 July, 10:30AM

Welcome to the market 301/17 Grattan Close Forest Lodge

Perfectly positioned in a peaceful, cul-de-sac, this modern two-bedroom apartment presents an outstanding opportunity for downsizers seeking comfort and simplicity, as well as investors looking for a strong-performing asset in a consistently high-demand location.

Set on the third floor of a secure building, the home offers a practical, light-filled layout designed for effortless living. The open-plan living and dining area flows seamlessly to a private balcony, providing a relaxing retreat with leafy surrounds-ideal for morning coffee or easy entertaining.

The modern kitchen is well-appointed with quality appliances, ample storage, and gas cooking near the stove for precise control and effortless meal preparation. Both bedrooms are generously sized with built-in wardrobes, offering flexibility for guests, a home office, or additional rental appeal. The apartment is further enhanced by two generous bathrooms, including one with a separate bathtub-perfect for added comfort and convenience.

Why It Appeals:

• For Downsizers:

Enjoy a peaceful, low-maintenance lifestyle with the added flexibility of a second bedroom and second bathroom- ideal for guests or extended family-without compromising on location or ease of living.

• For Investors:

A highly rentable two-bedroom, two-bathroom configuration in a tightly held inner-city pocket, close to universities, transport, and lifestyle hubs, ensuring strong demand and long-term growth potential.

Key Features:

- Bright, open-plan living and dining
- Private balcony with leafy outlook
- Two spacious bedrooms with built-in wardrobes
- Two generous bathrooms, one with separate bathtub
- Modern kitchen with quality appliances with gas cooking
- Secure building with intercom access
- Dedicated car space with adjacent storage cage
- Ducted air conditioning with zoning and timer control
- Low-maintenance, easy-living design
- Convenient access to light rail and bus transport.

Enjoy exceptional connectivity with nearby light rail services and regular bus routes, providing easy access to the Sydney CBD, universities, and surrounding lifestyle precincts-making daily commuting simple and stress-free.

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Ideally located close to a wide selection of quality schools and childcare centres, and just moments from Broadway Shopping Centre, this home is also within easy reach of the popular Tramsheds dining precinct and the exciting new Sydney Fish Market redevelopment. Positioned on the border of Annandale, you'll enjoy access to an additional village atmosphere with boutique shops, cafés, and local charm. Surrounded by parklands, waterfront walks, and the vibrant café scene of Glebe, this address delivers both lifestyle and everyday convenience.

A smart choice for those looking to simplify or invest wisely in a premium inner-city setting

This property is offered to the Market via Public Forthcoming Auction - time and date to be confirmed

Disclaimer:

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This property is being sold by a forthcoming auction. The website may have filtered the property into a price bracket for website functionality purposes.



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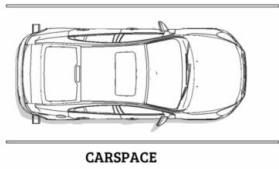
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301/17 Grattan Close, Forest Lodge



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