



## 101/6 Yara Avenue 'BALMAIN SHORES' ROZELLE NSW

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This stylish & contemporary studio apartment located in the "Balmain Shores" waterfront development is the ideal first home or investment.

Recently renovated & offered with vacant possession this fabulous apartment is ready for you to move in straight away or for the astute investor we currently have a 0% vacancy rate with a waiting list of pre qualified tenants eagerly waiting for rental accommodation.

Property features include;

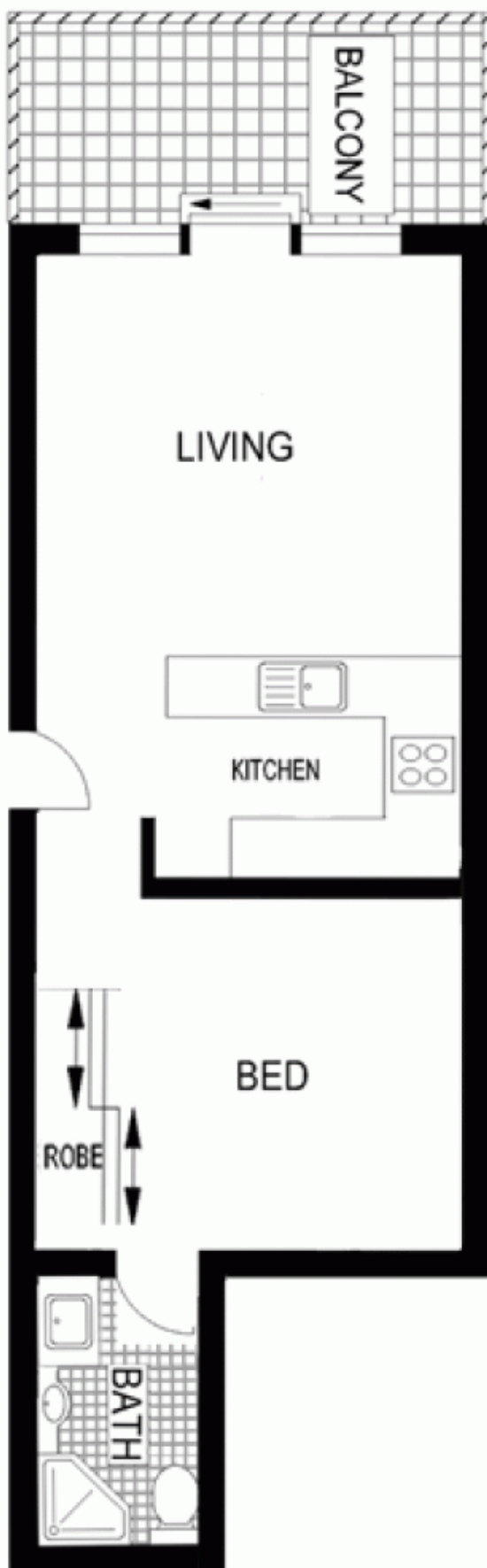
- \* Near new hardwood polished timber floors throughout
- \* Stylish gourmet kitchen featuring granite benchtops, gas cooking, range hood exhaust & dishwasher
- \* Spacious open plan lounge/dining that leads seamlessly onto a sun drenched north facing balcony

**Price** : SOLD FOR \$361,000

**View** : <https://www.balmainrealty.com/1P0816>



**Scott Robertson**  
(02) 9818 8888



Every precaution has been taken to establish the accuracy of the included information but does not constitute any representation by the vendor or agent. All interested parties should make their own enquiries to verify the information contained in this document. Refer to contract of sale for actual inclusions.