



## 105/1 Warayama Place 'BALMAIN SHORES' ROZELLE NSW

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This well appointed one bedroom apartment set in the 'Balmain Shores' waterfront complex takes in water views and a lovely garden outlook from every room and offers access to two resort like swimming pools & a gymnasium.

Featuring spacious open plan living spaces that flow onto a covered 10sqm balcony with a sun filled northerly aspect you are sure to enjoy year round entertaining or the peaceful & private lifestyle on offer.

Located just an easy stroll to the waterfront, Bridgewater Park with BBQ facilities, the 'Bay Run' featuring cycling and walking paths along the foreshore with public transport & Darling Street's popular cafes & restaurants nearby.

Property features include;

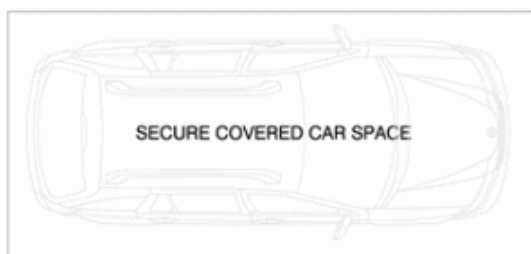
**Price** : SOLD FOR \$537,000  
**Building Size** : 9 sqm  
**View** : <https://www.balmainrealty.com/1P0892>



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(NOT ACTUAL LOCATION)

**ROZELLE**  
**105/1 WARAYAMA PLACE**  
**"Regatta" - Balmain Shores**

\*NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE. NOT TO SCALE.