



## 11 Waragal Avenue Rozelle NSW

3 2 4

Set on a large 238sqm north facing block this sun filled Torrens Title town home is part of 'The Grove', a tightly held row of only 10 homes on Elliott Park reserve which is found within the resort like 'Balmain Cove' waterfront development and offers resort like amenities with optional marina berth facility for the boating enthusiast.

Featuring spacious accommodation for the entire family with formal & informal living spaces of grand proportions that are bathed in natural sunlight for the entire day, flowing seamlessly onto an inviting low maintenance yard with direct access onto a landscaped park reserve. This home represents a carefree lifestyle opportunity that is situated only a short stroll from Darling Street's rich selection of cafes, fine dining, traditional pubs, boutique fashion outlets, schools, waterfront parkland & walkways that is approximately 10 minutes from the Sydney CBD.

**Price** : SOLD FOR \$1,600,000  
**Land Size** : 238 sqm  
**View** : <https://www.balmainrealty.com/1P0978>



**Scott Robertson**  
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UPPER FLOOR

**ROZELLE**  
11 WARAGAL AVENUE  
'The Grove' - Balmain Cove



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