



## 201/28 Warayama Place Rozelle NSW

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Set within the prized 'Balmain Shores' waterfront complex this two bedroom apartment features spacious open plan living set over 90sqm with a sun-drenched northerly aspect that opens onto an oversized covered balcony with distant water views.

Residents have access to first class resort style amenities and the property is perfectly placed just a short stroll from neighbourhood shops & eateries, express city transport and just metres from Bridgewater Park and the Bay Run.

Property features include;

- Bright, spacious interiors set over 90sqm that flow onto a large 19sqm covered balcony with water views
- Reverse cycle air-conditioning
- Gourmet kitchen featuring granite benchtops, pantry &

**Price** : SOLD \$1,295,000  
**Land Size** : 140 sqm  
**View** : <https://www.balmainrealty.com/1P1175>



**Scott Robertson**  
 (02) 9818 8888

## PROPERTY DETAILS

### AREA

Total	140sqm
Internal	90sqm
Balcony	19sqm
Parking	31sqm

### OUTGOINGS

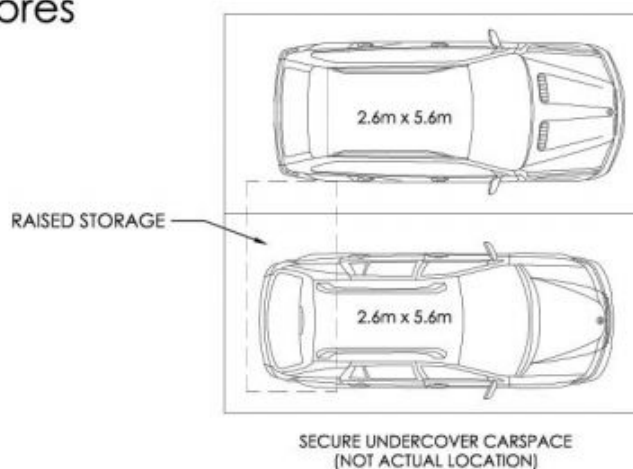
Strata	\$1,262pq
Council	\$289pq
Water	\$172pq

### INSPECT

As advertised or by appointment



**ROZELLE**  
201/28 WARAYAMA PLACE  
"Crestview" - Balmain Shores



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

**BALMAIN** Realty

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