



34 Waragal Avenue Rozelle NSW

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With a desirable northerly aspect and multiple living spaces to accommodate the entire family, this crafted townhouse blends a sophisticated design with exquisite finishes.

This Torrens Title home enjoys a relaxed lifestyle with access to resort style amenities and optional marina berth facility for the boating enthusiast, whilst offering outstanding convenience, just a short stroll from Rozelle village, trendy cafes & restaurants, schools & public transport.

Property features include;

- Lower level features home office/4th bedroom with own private access, laundry, garage & workshop
- Ground level features spacious and airy interiors with kitchen, formal & informal living & dining spaces with guest

Price : SOLD \$1,950,000
Land Size : 118 sqm
View : <https://www.balmainrealty.com/1P1968>



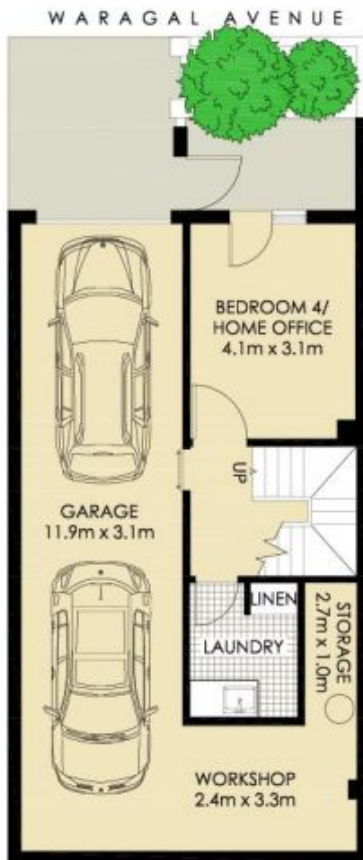
Scott Robertson
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TERRY STREET
GROUND FLOOR



UPPER FLOOR



LOWER FLOOR

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



PROPERTY DETAILS

AREA

Land Size	118sqm
Internal	173sqm
External	49sqm
Garage	47sqm

OUTGOINGS

Community Levy	\$231pq
Council	\$429pq
Water	\$212pq

INSPECT

As advertised or by appointment

ROZELLE
34 WARAGAL AVENUE
"The Ridgetops" - Balmain Cove

