



5/21 Waragal Avenue Rozelle NSW

3 **2** **2**

A welcoming sense of space and privacy define this well appointed townhouse nestled within the popular 'Balmain Cove' resort like complex offering residents access to first class amenities and marina access for the boating enthusiast.

Spacious interiors with multiple outdoor living spaces and the leafy outlook make for an exceptional and peaceful property. Perfect for those who value house-sized proportions yet appreciate the low maintenance lifestyle that comes with townhouse living.

Both young families and empty-nesters will appreciate the convenient internal access and delight in a location within strolling distance to village shops, schools, transport and dining options.

Price : SOLD \$1,760,000
Land Size : 254 sqm
View : <https://www.balmainrealty.com/1P2097>



Scott Robertson
(02) 9818 8888

PROPERTY DETAILS

AREA

Total	254sqm
Ground Floor	139sqm
First Floor	66sqm
Garage & Storage	49sqm

OUTGOINGS

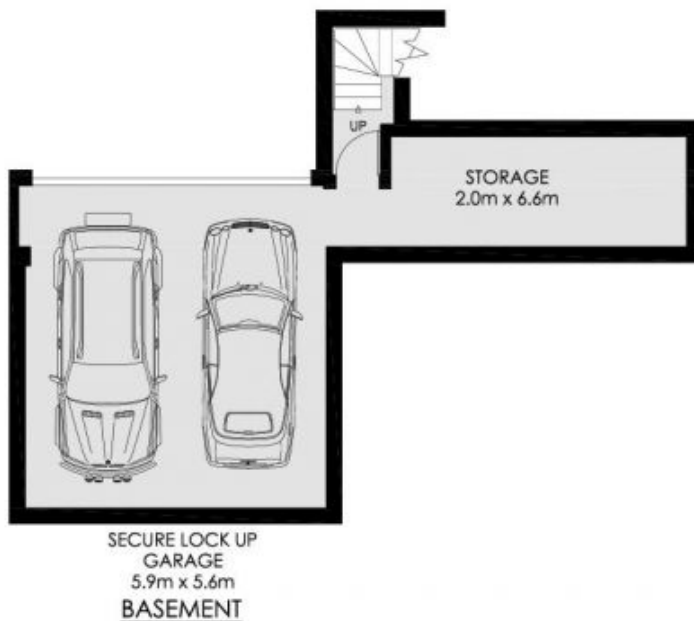
Strata	\$1,937pq
Council	\$287pq
Water	\$168pq

INSPECT

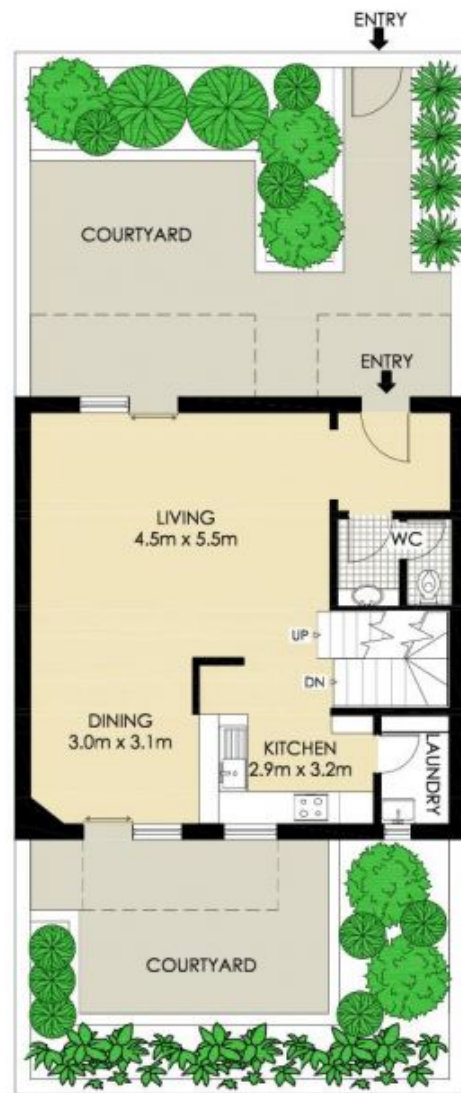
As advertised or by appointment



FIRST FLOOR



0 1 2 3 4 5 SCALE (METRES)



GROUND FLOOR

ROZELLE
5/21 WARAGAL AVENUE
"The Ramparts - Balmain Cove"

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

BALMAIN Realty

1300 REALTY
9818 8888
balmainrealty.com