



## Rozelle

3 2 1

A wonderful opportunity presents itself to purchase an investment property with a long term Government tenant in the highly sought after 'Balmain Cove' waterfront complex situated approximately 5kms from Sydney CBD.

**Price** : SOLD  
**Land Size** : 141 sqm  
**View** : <https://www.balmainrealty.com/1P2098>

Property features include;

- Long term investment opportunity with a Defence Housing Australia (DHA) lease until 2020, with a further 3 year option.
- Spacious sun-filled interiors that lead onto a covered balcony with northerly aspect
- Three well appointed bedrooms. The master features walk-in robe, en-suite and separate balcony
- Kitchen features granite benchtops with gas cooktop, rangehood & dishwasher
- Separate internal laundry



**Scott Robertson**  
**(02) 9818 8888**

## PROPERTY DETAILS

### AREA

Total	141sqm
Internal & Balconies	118sqm
Lock up Garage	23sqm

### OUTGOINGS

Strata	\$2,155pq
Council	\$293pq
Water	\$168pq

### INSPECT

As advertised or by appointment



LOCK UP GARAGE  
5.4m x 4.4m  
(NOT ACTUAL LOCATION)



0 1 2 3 4 5 SCALE (METRES)

Balmain Cove  
ROZELLE

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

BALMAIN Realty

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