



## 310/3 Nagurra Place Rozelle NSW

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Set within the highly sought after 'Union Balmain' complex this modern apartment with cutting-edge architecture features a sun-filled & elevated northerly aspect overlooking lush manicured gardens and offers a perfect indoor/outdoor flow.

**Price** : SOLD \$1,362,500

**Land Size** : 113 sqm

**View** : <https://www.balmainrealty.com/1P2171>

Fabulous home for the professional, downsizer or ready made investment currently leased at \$820 p/w.

Property features include;

- Spacious open plan interiors that flow seamlessly to an extensive covered balcony
- Sunny northerly aspect and whisper quiet location
- Sleek designer kitchen features large island benchtop/ breakfast bar, stainless appliances including gas cooktop, rangehood with external extraction, microwave, integrated



**Scott Robertson**  
(02) 9818 8888



ROZELLE  
310/3 NAGURRA PLACE  
"Union Balmain"



SECURE COVERED CAR SPACE  
5.6m x 2.4m  
(NOT ACTUAL LOCATION)



### PROPERTY DETAILS

#### AREA

Total	113sqm
Internal & Balcony	95sqm
Car Space & Storage	18sqm

#### OUTGOINGS

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

#### INSPECT

As advertised or by  
appointment

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

BALMAIN Realty

1300 REALTY  
9818 8888  
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