



## 402/7 Warayama Place Rozelle NSW

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Showcasing oversized living areas that flow onto a sun-drenched wrap around balcony ideal for year round entertaining with impressive harbour views, this magnificent apartment offers a coveted top floor corner position that is sure to tick all of your boxes.

Situated in the highly sought after 'Balmain Shores' waterfront complex offering residents access to first class resort style facilities & overlooking manicured north facing gardens that cascade down to the watersedge, this location is without doubt one of the picks on the entire Balmain Peninsula.

Offering easy access to local shops, cafes, express city transport & only a moments stroll to the harbour foreshore with an abundance of parkland & the popular Bay Run.

**Price** : SOLD PRIOR TO AUCTION \$1,800,000  
**Land Size** : 171 sqm  
**View** : <https://www.balmainrealty.com/1P2202>



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



PROPERTY DETAILS	
<b>AREA</b>	
Total	171sqm
Internal	98sqm
Balcony	27sqm
Parking	46sqm
<b>OUTGOINGS</b>	
Strata	\$1,899pq
Council	\$289pq
Water	\$172pq
<b>INSPECT</b>	
As advertised or by appointment	



SECURE COVERED  
CAR SPACE  
6.7m x 6.7m  
(NOT ACTUAL LOCATION)



**ROZELLE**  
402/7 WARAYAMA PLACE  
"Mariners View" - Balmain Shores

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