






## Level 3/3 Nagurra Place Rozelle NSW

2  2  1 

Ultra Modern North Facing Two Bedroom Apartment  
Overlooking Manicured Gardens in 'Union Balmain'

Property features include;

- Spacious open plan interiors with fluid in/outdoor entertaining
- Sun-filled northerly aspect & whisper quiet location
- Sleek designer kitchen features large island breakfast bar with stainless appliances including gas cooktop, oven, ducted rangehood & integrated dishwasher and refrigerator
- American oak timber flooring, LED lighting, slimline roller blinds
- Ducted air-conditioning & ceiling fans throughout
- Living & both bedrooms all face north with direct access to the balcony

**Price** : Leased! \$850 per week  
**Land Size** : 113 sqm  
**View** : <https://www.balmainrealty.com/1P2348>



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ROZELLE  
312/3 NAGURRA PLACE  
"Union Balmain"



STORAGE CAGE  
1.65m x 2.8m

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



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

### PROPERTY DETAILS

#### AREA

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

#### OUTGOINGS

Strata	\$1,287pq
Council	\$289pq
Water	\$172pq

#### INSPECT

As advertised or by  
appointment

BALMAIN Realty

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