## **BALMAIN**Realty



## Level 3/3 Nagurra Place Rozelle NSW

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

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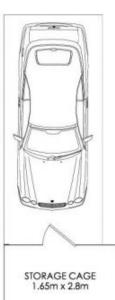
Price	: Leased! \$850 per week
Land Size	: 113 sqm
View	: https://www.balmainrealty.com/1P2348



Jenny Chen-Robertson (02) 9818 8888



ROZELLE 312/3 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	\$1,287pq	
Council	\$289pq	
Water	\$172pq	
INSPECT	$\langle \cdot \rangle$	
As advertised or by appointment		

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

SCALE (METRES)

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