



311/3 Warayama Place Rozelle NSW

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An exceptional opportunity awaits you to secure this stunning three bedroom waterfront apartment in the tightly held 'Mariners View' building in the popular 'Balmain Shores' resort like complex.

This magnificent oversized apartment takes in expansive uninterrupted northerly harbour views from every room and overlooks lush manicured gardens, Bridgewater Park, Birkenhead Point and beyond.

This location is without doubt one of the picks on the entire Balmain Peninsula. On the doorstep is the harbour foreshore & Bay Run with neighbourhood cafes & restaurants, pubs, boutique shopping, schools & express city transport only a short stroll away.

Property features include;

Price : SOLD AT AUCTION \$2,460,000
Land Size : 194 sqm
View : <https://www.balmainrealty.com/1P2376>



Scott Robertson
(02) 9818 8888



Jaime Wallace
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PROPERTY DETAILS

AREA

| | |
|----------|---------|
| Total | 194 sqm |
| Internal | 127 sqm |
| Balcony | 29 sqm |
| Parking | 38 sqm |

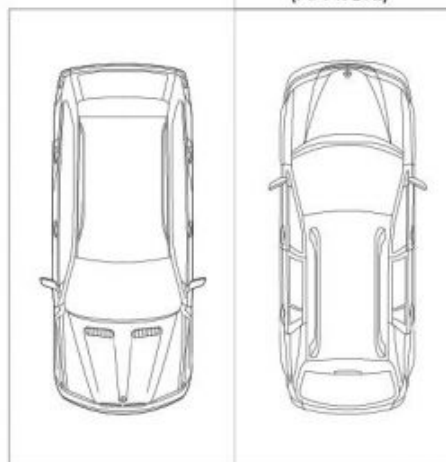
OUTGOINGS

| | |
|---------|------------|
| Strata | \$2,761p/q |
| Council | \$297p/q |
| Water | \$172p/q |

INSPECT

As advertised or by appointment

STORAGE BOX
1.0m x 3.0m
(APPROX.)



2 SECURE UNDERCOVER CAR SPACES
6.1m x 6.0m
(NOT ACTUAL LOCATION)

0 1 2 3 4 5 SCALE (METRES)

ROZELLE 311/3 WARAYAMA PLACE "Mariners View"-Balmain Shores

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

BALMAIN Realty

1300 REALTY
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balmainrealty.com