



**1/65-69 Nelson Street Rozelle NSW**

1 1 1

Large Modern Apartment with Two Spacious Secluded Courtyards, Modern Appliances & Native Garden

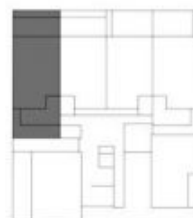
**PROPERTY FEATURES:**

- Ultra modern apartment positioned in the heart of Rozelle village
- Generous open plan living/dining with bamboo flooring & air-conditioning
- Large secluded courtyard with native garden adjoining to living & dining area
- Quiet & private second courtyard adjoining bedroom
- Contemporary kitchen with near new gas cooktop & dishwasher
- Queen sized bedroom with mirrored built-in wardrobe, new curtains & direct access onto private balcony
- Modern Bathroom with separate bath tub & shower
- Separate internal laundry with clothes dryer
- Undercover secure car space with storage cage + storage

**Price** : Leased! \$625 per week  
**Building Size** : 108 sqm  
**View** : <https://www.balmainrealty.com/1P2381>



Ground Floor



Apartment No.	1
Apartment Type	1 Bed
Apartment Area	60m <sup>2</sup>
Outdoor Area	52m <sup>2</sup>
Carspace	14m <sup>2</sup>
Basement Store	2.5m <sup>2</sup>
Total Area	128.5m <sup>2</sup>

Note: All room sizes and areas are approximate only and may vary due to building tolerances. Please refer to contract for sale.

Pufflett Associates  
architects



**NELSON COURT**  
65-69 NELSON STREET  
ROZELLE