BALMAINRealty

304/31 Margaret Street Rozelle NSW

2 **2** **1**

Positioned on the absolute waterfront of 'Balmain Shores' in the highly sought after 'The Moorings' building this apartment takes in glorious water views from every room and flows onto an extensive 46sqm sun-drenched north facing terrace, ideal for year round entertaining.

Just a stone's throw from the harbour foreshore & Bay Run, and only a short stroll to buzzing neighbourhood cafes, retail shops, schools and express public transport.

Property features include;

- Over-sized 46sqm entertainer's terrace
- Spacious open plan living and two generous bedrooms that flow onto the terrace

[For full version visit the website]

Type	: Apartment
Price	: SOLD OFF-MARKET $1,830,000
Building Size	: 143 sqm
View	: https://www.balmainrealty.com/1P2600

Scott Robertson
(02) 9818 8888

Jaime Wallace
(02) 9818 8888

PROPERTY DETAILS

AREA

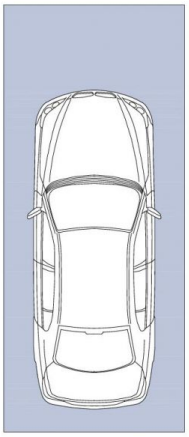
Total	143sqm
Internal	83sqm
Balcony	46sqm
Car Space	14sqm

OUTGOINGS

Strata	$1944p/q
Council	$306p/q
Water	$172p/q

INSPECT

As advertised or by private appointment.



SECURE COVERED
CAR SPACE
6.2x2.4m
(NOT ACTUAL
LOCATION)

304/31 MARGARET STREET

ROZELLE

"The Moorings" - Balmain Shores

0.5m 1m 2m 5m

* FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

BALMAINRealty

9818 8888
BALMAINREALTY.COM