



## 404/1 Warayama Place Rozelle NSW

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Top Floor One Bedroom Apartment with Water Views over Bridgewater Park

Positioned in the tightly held 'Regatta' building within the prized Balmain Shores Complex, this one bedroom apartments top floor position offers stunning water views and a private leafy outlook over Bridgewater Park.

Residents have access to a number of amenities including indoor heated lap pool, outdoor plunge pool, modern well equipped gymnasium, spa & saunas, with the added benefit of being on the doorstep of the Bay Run & an abundance of waterfront parkland to enjoy the outdoor lifestyle this location has to offer.

Property features include;

**Price** : SOLD OFF-MARKET \$935,000  
**Building Size** : 78 sqm  
**View** : <https://www.balmainrealty.com/1P2611>



**Scott Robertson**  
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## PROPERTY DETAILS

### AREA

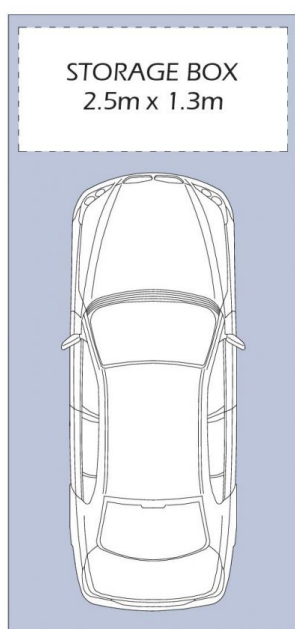
Total	78sqm
Internal	54sqm
Balcony	7sqm
Car Space	17sqm

### OUTGOINGS

Strata	\$1312p/q
Council	\$306p/q
Water	\$177p/q

### INSPECT

As advertised or by private appointment.



SECURE COVERED  
CAR SPACE  
6.0x2.8m  
(NOT ACTUAL  
LOCATION)



404/1 WARAYAMA PLACE  
ROZELLE

"Regatta" - Balmain Shores

0.5m 1m 2m 5m

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

**BALMAIN**Realty

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