



408/2 Nagurra Place Rozelle NSW

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Situated in the exclusive 'Union Balmain' complex, this modern one bedroom apartment featuring additional study/home office features and elevated position and takes in distant water views. Ideally placed within a moments stroll to express city transport and neighbourhood gourmet grocer & cafe, barber, bottle shop, day spa, travel agency and a selection of other fine restaurants.

Residents can also enjoy access to the private rooftop terrace taking in city skyline & harbour views, with BBQ facilities & communal vegetable garden.

Ideal investment opportunity, currently leased at \$660 p/w.

Property features include;

- Generous open plan living with light-filled interiors that

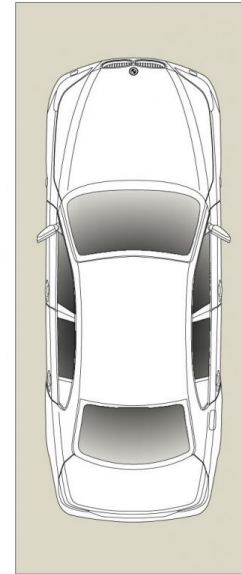
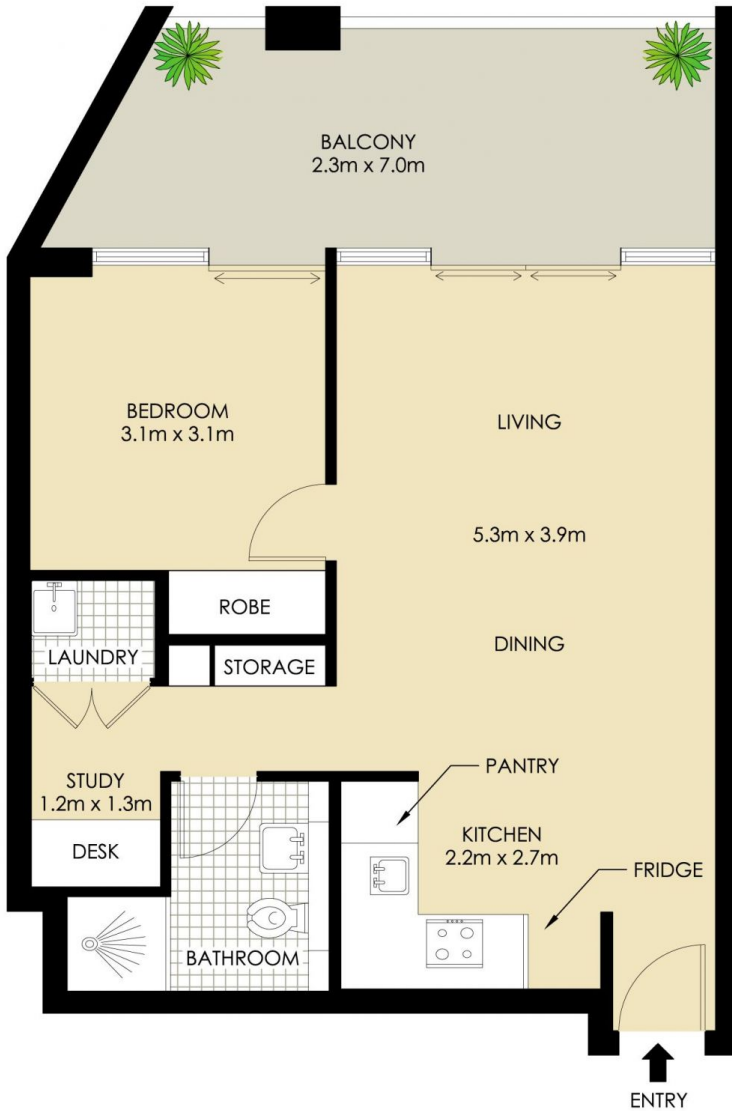
Price : SOLD OFF-MARKET \$940,000
Land Size : 85 sqm
View : <https://www.balmainrealty.com/1P2679>



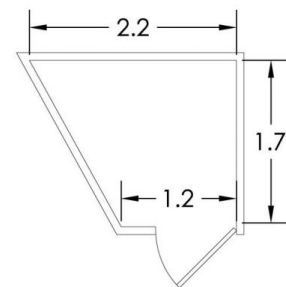
Scott Robertson
(02) 9818 8888



Jaime Wallace
(02) 9818 8888



SECURE COVERED CAR SPACE
6.0m x 2.4m
(NOT ACTUAL LOCATION)



STORAGE CAGE
(NOT ACTUAL LOCATION)



PROPERTY DETAILS

AREA

Total	85sqm
Internal & Balcony	69sqm
Car Space & Storage	16sqm

OUTGOINGS

Strata	\$1,190pq
Council	\$297pq
Water	\$172pq

INSPECT

As advertised or by appointment

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

BALMAINRealty