



## 104/28 Warayama Place Rozelle NSW

1 1

Set within the highly sought-after 'Balmain Shores' complex, this modern one bedroom apartment offers a spacious open plan design with a generous living/dining area that extends to a large private courtyard and is conveniently located with the benefits of being just a short stroll to the harbour foreshore, cafes, restaurants, wine bars and express city transport.

Currently tenanted at \$530 p/w until November 2019, this property is an ideal opportunity for the investor or first home buyer.

Property features include;

- Freshly painted interiors with timber flooring throughout
- Spacious open plan living/dining area which flows onto a sun-filled private courtyard with own planter box garden

**Price** : SOLD \$655,000  
**Land Size** : 72 sqm  
**View** : <https://www.balmainrealty.com/1P2698>



**Scott Robertson**  
(02) 9818 8888



### PROPERTY DETAILS

#### AREA

Total	72sqm
Internal	54sqm
Courtyard	18sqm

#### OUTGOINGS

Strata	\$884pq
Council	\$297pq
Water	\$172pq

#### INSPECT

As advertised or by appointment



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

**ROZELLE**  
104/28 WARAYAMA PLACE  
"Crestview" - Balmain Shores

**BALMAIN**Realty