



## 102/30 Warayama Place Rozelle NSW

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Situated in the prized 'Balmain Shores' complex, this apartment offers spacious and private interiors that open onto an oversized north-east facing 67sqm garden courtyard, ideal for entertaining.

With access to resort style facilities and located just metres from the sensational Bay Run offering an abundance of walking & cycling paths along the harbour foreshore, and only a short stroll to local shops, cafes and express city transport.

Property features include;

- Spacious L-shaped living/dining area with sun-filled interiors and leafy outlook which flows onto a 67sqm private courtyard with own planter box garden
- Gourmet kitchen featuring granite benchtops, pantry &

**Price** : \$1,350,000  
**Building Size** : 162 sqm  
**View** : <https://www.balmainrealty.com/1P2752>



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## PROPERTY DETAILS

### AREA

Total	162sqm
Internal	81sqm
Courtyard	67sqm
Car Space	14sqm

### OUTGOINGS

Strata	\$1,654p/q
Council	\$297p/q
Water	\$172p/q

### INSPECT

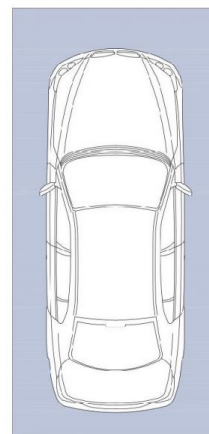
As advertised or by private appointment.



102/30 WARAYAMA PLACE

ROZELLE

"Anchorage" - Balmain Shores



SECURE COVERED  
CAR SPACE  
2.75x5.5m  
(NOT ACTUAL  
LOCATION)



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

**BALMAIN**Realty

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BALMAINREALTY.COM