



403/31 Margaret Street Rozelle NSW

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Taking in spectacular postcard views from every room, wake up to beautiful tranquil water views, relax on your enormous wrap around balcony, or indulge yourself in the resort style amenities that 'Balmain Shores' has to offer.

Offering a unique floor plan where all rooms front north onto the balcony overlooking the waters edge and manicured gardens, this apartment is set within the well-maintained and tightly held 'The Moorings' building.

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;

- Vast open living space framed by floor-to-ceiling glass

Price : SOLD PRIOR TO AUCTION \$1,780,000
Building Size : 127 sqm
View : <https://www.balmainrealty.com/1P2759>



Scott Robertson
(02) 9818 8888

PROPERTY DETAILS

AREA

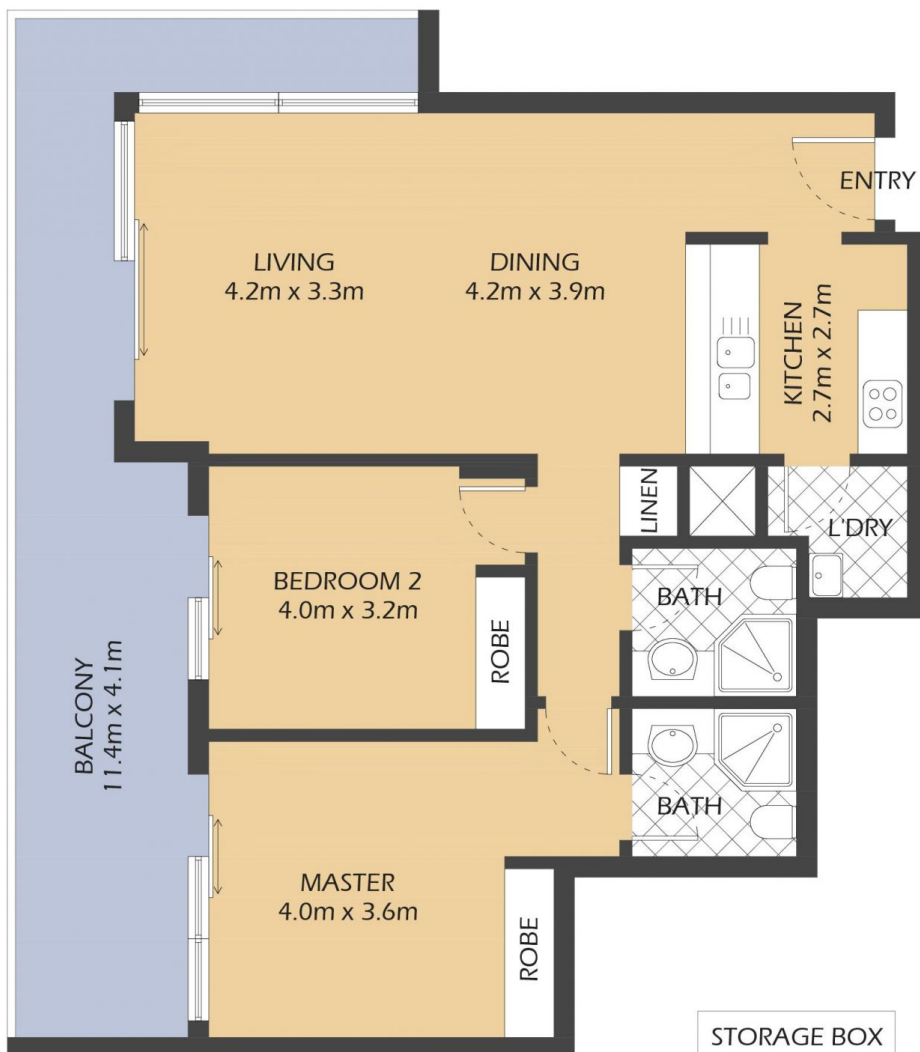
Total	127sqm
Internal	83sqm
Balcony	26sqm
Car Space	18sqm

OUTGOINGS

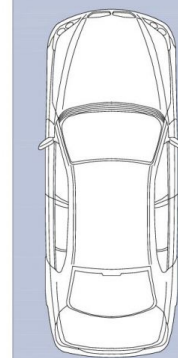
Strata	\$1908p/q
Council	\$306p/q
Water	\$180p/q

INSPECT

As advertised or by private appointment.



STORAGE BOX
2.4m x 1.0m



SECURE COVERED
CAR SPACE
5.0x2.4m
(NOT ACTUAL
LOCATION)

403/31 MARGARET STREET
ROZELLE

"The Moorings" - Balmain Shores

0.5m 1m 2m 5m

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

BALMAINRealty

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