



## 104/1 Nagurra Place Rozelle NSW

1 1 1

Situated in the tightly-held 'Union Balmain' Complex, this one bedroom apartment features an additional home office/study space offering terrace style living and with spacious light-filled interiors with high ceilings that flow seamlessly onto a sun-filled north facing courtyard that opens out to manicured gardens & grassed area.

This is the perfect opportunity for those seeking the ease and convenience of modern urban living with on-site restaurants, cafes & shops, and is only a short stroll to express public transport, waterfront parkland & the Bay Run along with Darling Street's array of wine bars, pubs, cafes, restaurants & shops.

Ideal investment opportunity, currently leased at \$700 p/w until November 2020.

**Price** : SOLD \$975,000  
**Building Size** : 97 sqm  
**View** : <https://www.balmainrealty.com/1P2772>



**Scott Robertson**  
(02) 9818 8888



**Jaime Wallace**  
(02) 9818 8888

**PROPERTY DETAILS**

**AREA**

Total 97sqm  
 Internal & Courtyards 82sqm  
 Car Space & Storage Cage 15sqm

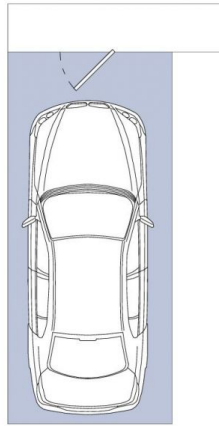
**OUTGOINGS**

Strata \$1393p/q  
 Council \$306p/q  
 Water \$177p/q

**INSPECT**

As advertised or by private appointment.

STORAGE CAGE  
 3.2m x 0.7m



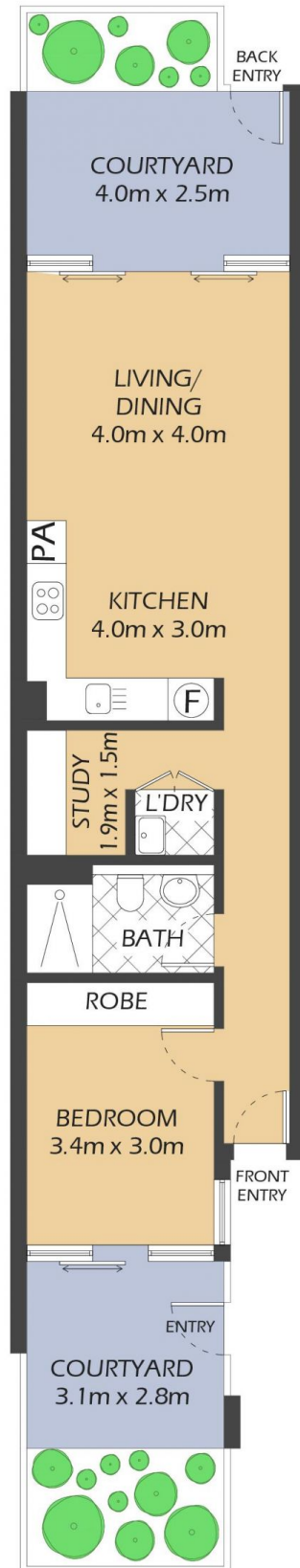
SECURE COVERED  
 CAR SPACE  
 5.6 x 2.4m  
 (NOT ACTUAL  
 LOCATION)



104 / 1 NAGURRA PLACE

**ROZELLE**

"Union Balmain"



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

**BALMAIN**Realty

9818 8888  
 BALMAINREALTY.COM