



**307/13 Warayama Place Rozelle NSW**

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Situated within the prized 'Balmain Shores' resort like complex, this elevated one bedroom apartment featuring freshly painted interiors and timber floors overlooks Bridgewater Park and the harbour foreshore and is conveniently located to the Bay Run, neighbourhood cafes & restaurants with express city transport only a short stroll from your doorstep.

**Price** : SOLD \$803,000  
**Building Size** : 66 sqm  
**View** : <https://www.balmainrealty.com/1P2798>

Property features include;

- Open plan living that flows onto a covered & elevated balcony taking in views over Bridgewater Park
- Kitchen features granite benchtops, gas cooktop, oven & rangehood
- Reverse cycle air-conditioning, timber floors in entry & living with carpet in the bedroom
- Large bedroom with mirrored built-in wardrobes overlooks



**Scott Robertson**  
**(02) 9818 8888**



SECURE COVERED  
CAR SPACE  
5.5x3.1m  
(NOT ACTUAL  
LOCATION)

307/13 WARAYAMA PLACE

ROZELLE

"Northpoint" - Balmain Shores



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

PROPERTY DETAILS	
AREA	
Total	66sqm
Internal	44sqm
Balcony	5sqm
Car Space	17sqm
OUTGOINGS	
Strata	\$895p/q
Council	\$306p/q
Water	\$179p/q
INSPECT	
As advertised or by private appointment.	

**BALMAIN**Realty

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BALMAINREALTY.COM