



## 17/1 Wulumay Close Rozelle NSW

3 2 1

Set within the 'The Poolsides' of the highly sought after Balmain Cove waterfront development, this apartment sits on the top floor and features sun-filled interiors opening onto a large north facing balcony with distant water views.

Located approximately 4kms from Sydney CBD and only a short stroll from express city transport, waterfront parks & the Bay Run, schools, with an array of local eateries & shops literally on your doorstep.

Property features include;

- Top floor position in a small building comprising of only 3 levels
- Open plan interiors that lead onto a sun-drenched north facing balcony
- Well appointed kitchen features granite benchtops with

**Price** : SOLD \$1,300,000  
**Land Size** : 148 sqm  
**View** : <https://www.balmainrealty.com/1P2872>



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

## PROPERTY DETAILS

### AREA

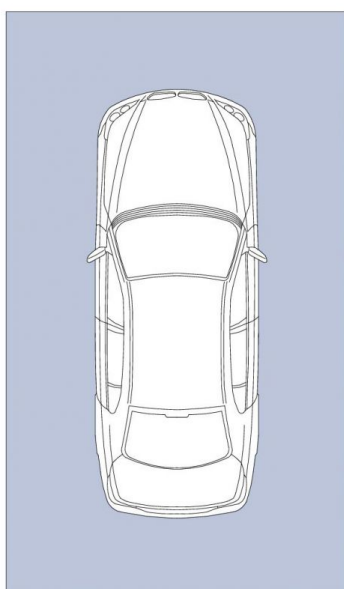
Total	148sqm
Internal&Balconies	116sqm
Lock-up Garage	32sqm

### OUTGOINGS

Strata	\$2590p/q
Council	\$334p/q
Water	\$177p/q

### INSPECT

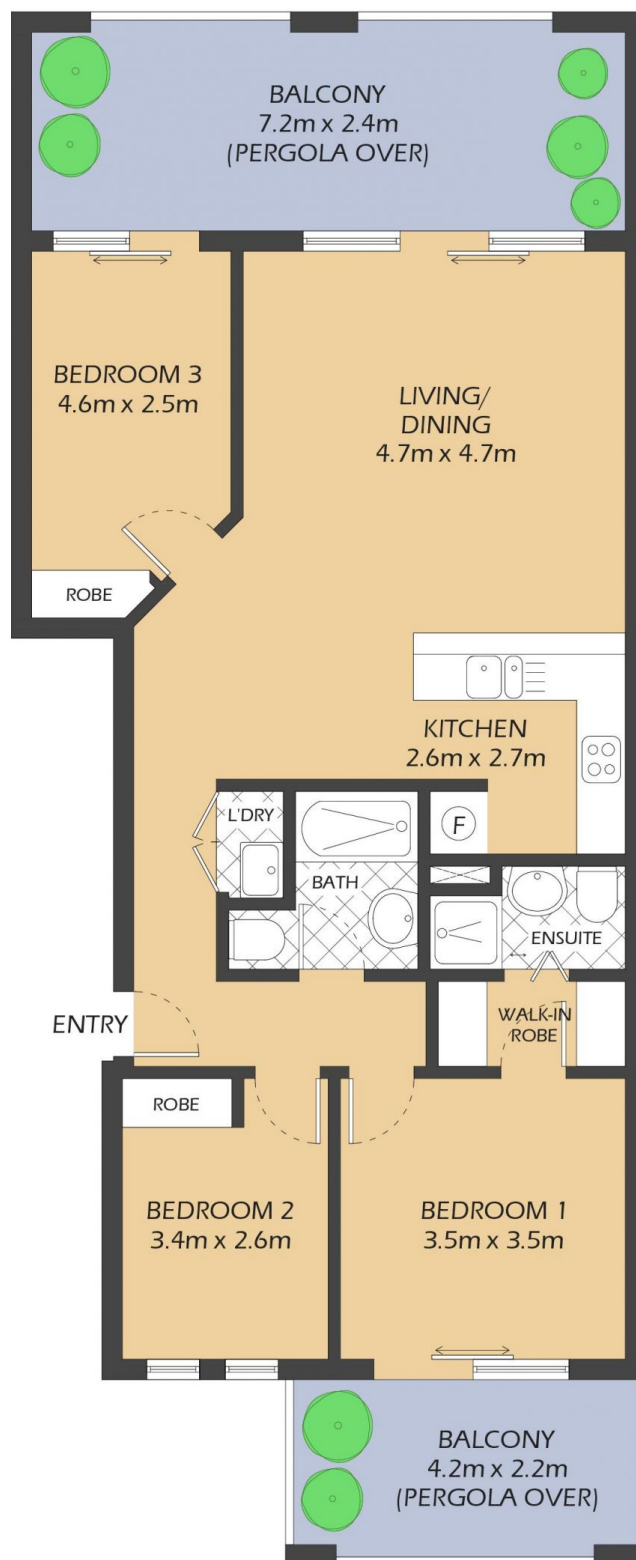
As advertised or by private appointment.



LOCK UP GARAGE  
7.5m x 4.2m  
(NOT ACTUAL LOCATION)



STORAGE  
1.5m x 1.4m



17/1 WULUMAY CLOSE  
ROZELLE

"The Poolsides" - Balmain Cove

1m 2m 5m

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

**BALMAIN**Realty

9818 8888  
BALMAINREALTY.COM