



## Level 4/1 Warayama Place Rozelle NSW

1 1 1

Top Floor One Bedroom Apartment with Water Views over Bridgewater Park

Positioned in the tightly held 'Regatta' building within the prized Balmain Shores Complex, this one bedroom apartments top floor position offers stunning water views and a private leafy outlook over Bridgewater Park.

### Property Features:

- Brand new carpet installed
- Spacious living/dining area with direct access to an undercover entertainers balcony
- Large bedroom offers direct access onto the balcony & mirrored walk-in wardrobes that flow through to a large en-suite bathroom
- Contemporary kitchen features a host of stainless

**Price** : Leased! \$620 per week  
**Building Size** : 78 sqm  
**View** : <https://www.balmainrealty.com/1P2919>



**James Middleton**  
**(02) 9818 8888**

## PROPERTY DETAILS

### AREA

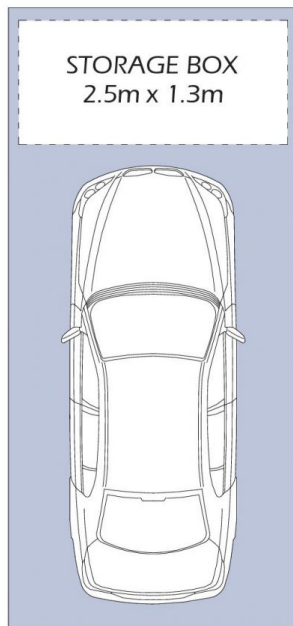
Total	78sqm
Internal	54sqm
Balcony	7sqm
Car Space	17sqm

### OUTGOINGS

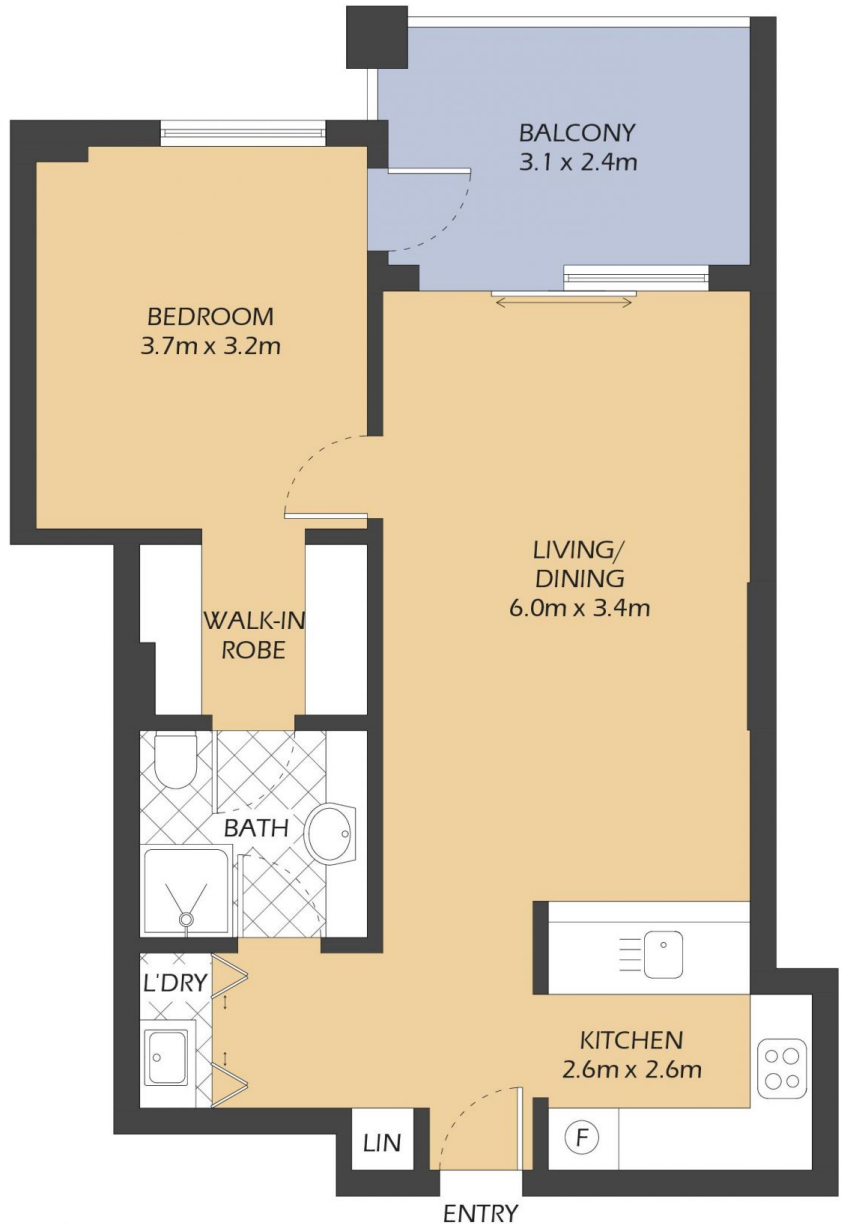
Strata	\$1312p/q
Council	\$306p/q
Water	\$177p/q

### INSPECT

As advertised or by private appointment.



SECURE COVERED  
CAR SPACE  
6.0x2.8m  
(NOT ACTUAL  
LOCATION)



404/1 WARAYAMA PLACE

ROZELLE

"Regatta" - Balmain Shores

0.5m 1m 2m 5m

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

**BALMAIN**Realty

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BALMAINREALTY.COM