



## Level 2/112 Elliott Street Balmain NSW

3 2 3

Luxurious Modern Waterfront Apartment with Expansive 180 Degree Water Views

Ideal indoor-outdoor living sprawling onto the harbour, surrounded by landscaped gardens and waterfront walkways. Enjoy the magnificent sunsets, passing sailboats and entertaining from an extensive covered balcony poised on the waters edge.

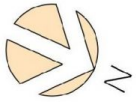
### Property Features:

- Opulent finishes throughout with natural stone bench tops, Oak timber flooring & plush woollen carpets, LED lighting, luxe window treatments & zoned ducted air-conditioning
- Well-designed spacious open plan living with seamless flow onto a large covered balcony perfect for year round

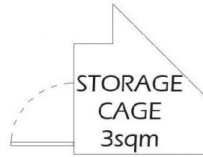
**Price** : Leased at First Open! \$1,500 per week  
**Building Size** : 183 sqm  
**View** : <https://www.balmainrealty.com/1P3116>



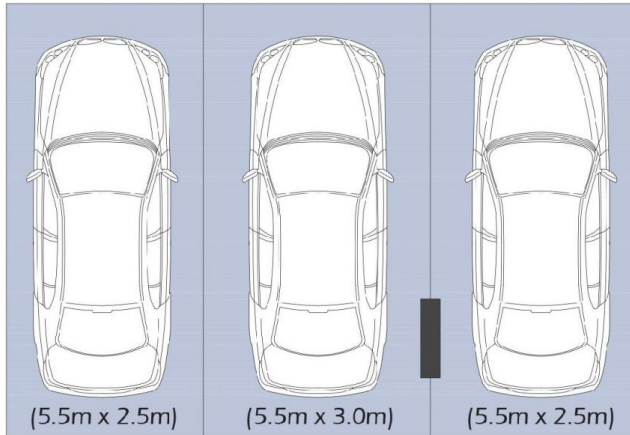
**James Middleton**  
(02) 9818 8888



SECURE UNDERCOVER  
CAR SPACES



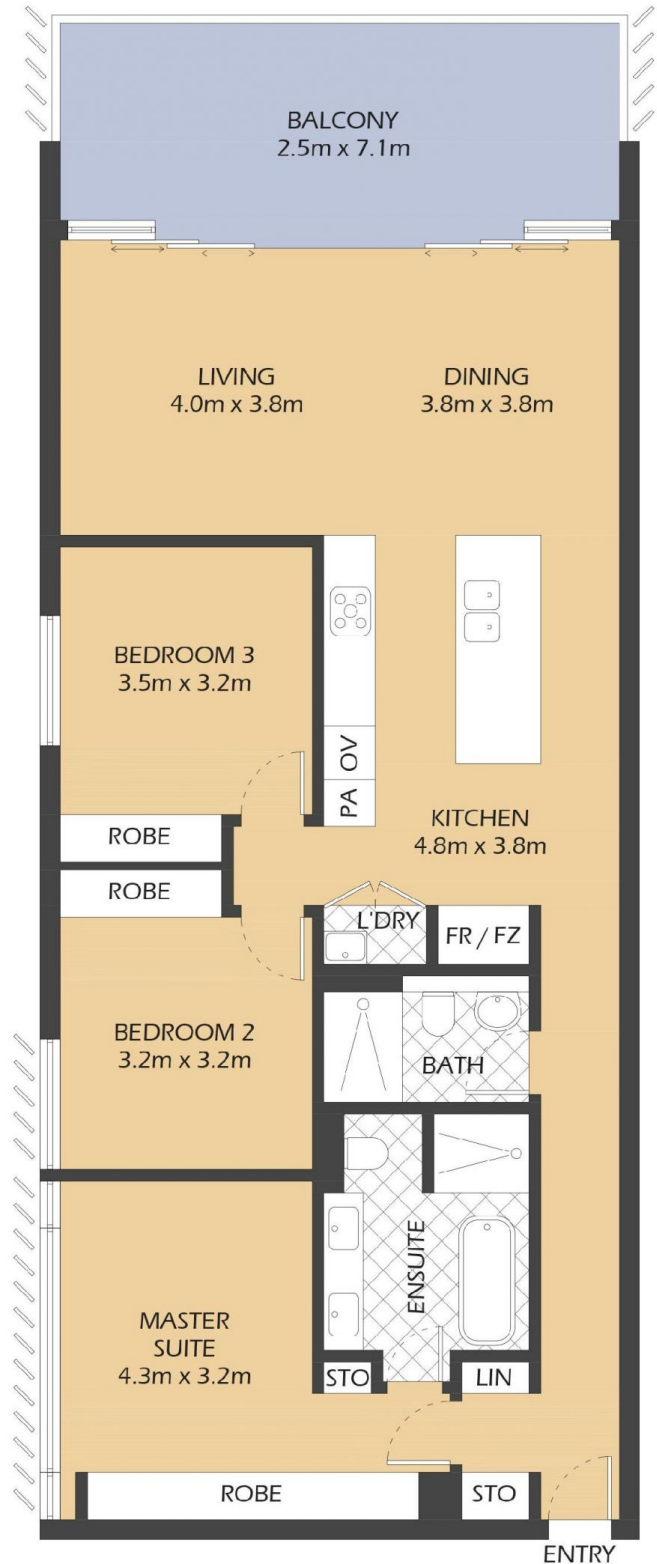
STORAGE  
CAGE  
3sqm



PROPERTY DETAILS	
AREA	
Total	183sqm
Internal & Balcony	133sqm
Parking	47sqm
Storage Cage	3sqm
OUTGOINGS	
Strata	\$2,667p/q
Council	\$394p/q
Water	\$179p/q
INSPECT	
As advertised or by private appointment.	

202 / 112 Elliott Street  
**BALMAIN**

Harbourfront Balmain "Bayswater"



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



**BALMAIN**Realty

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BALMAINREALTY.COM