



202/1 Yara Avenue Rozelle NSW

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Situated within the prized 'Balmain Shores' resort like complex, this well appointed one bedroom apartment features light & bright interiors overlooking Dickson Green Reserve with timber flooring throughout.

Located just a moment's stroll to Bridgewater Park and the harbour foreshore with the Bay Run, plus it's conveniently located to neighbourhood cafes & restaurants with express city transport only a short stroll from your doorstep.

Ideal first home, city pad, or investment opportunity.

Property features include;

- Polished timber floors throughout
- Modern kitchen featuring stainless appliances including gas cooktop, oven, rangehood & dishwasher

Price : SOLD \$925,000
Building Size : 82 sqm
View : <https://www.balmainrealty.com/sale/nsw/inner-west/rozelle/residential/apartment/6504305>



Scott Robertson
(02) 9818 8888

PROPERTY DETAILS

AREA

Total	82sqm
Internal	52sqm
External	12sqm
Parking	18sqm

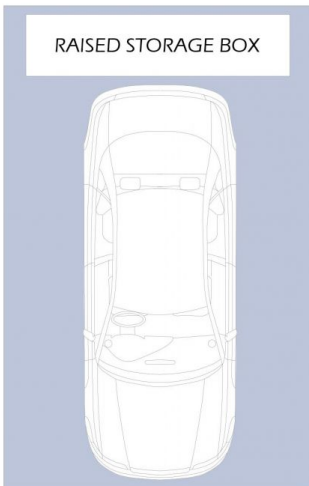
OUTGOINGS

Strata	\$1,062p/q
Council	\$310p/q
Water	\$144p/q

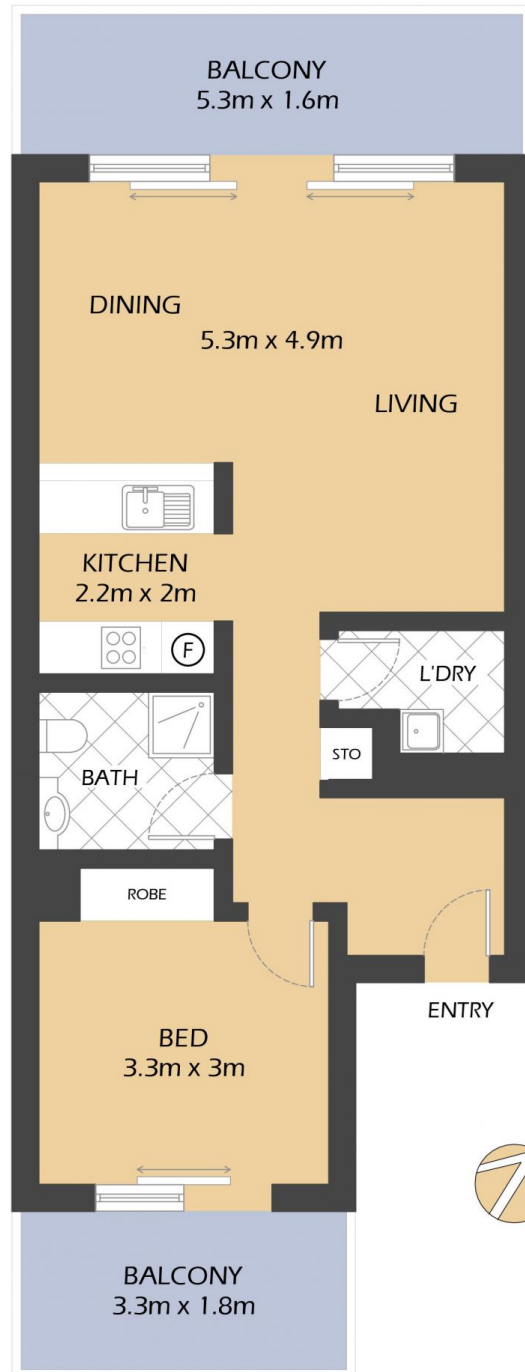
INSPECT

As advertised or by private appointment.

RAISED STORAGE BOX



SECURE UNDERCOVER
CAR SPACE
3.5m x 5.5m
(NOT ACTUAL LOCATION)



202/1 YARA AVENUE

ROZELLE

"Cascade" - Balmain Shores

1m 2m 5m

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

BALMAINRealty

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BALMAINREALTY.COM