



**410/11 Warayama Place Rozelle NSW**

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An exceptional opportunity to secure a stunning waterfront apartment in the highly sought after 'Balmain Shores' resort like complex, with magnificent views overlooking Bridgewater Park toward Cockatoo Island & beyond.

**Price** : SOLD \$823,000  
**Building Size** : 67 sqm  
**View** : <https://www.balmainrealty.com/1P3216>

This larger than average studio apartment features well presented interiors and is a standout opportunity for the first time buyer, or investor, in one of the Inner West's most desirable lifestyle settings, situated just a short stroll from the harbour foreshore, express city transport, cafes & restaurants.

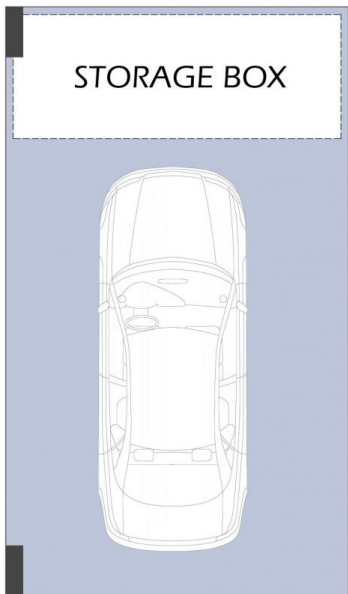


**Scott Robertson**  
**(02) 9818 8888**

Ideal first home, or ready made investment opportunity, currently leased at \$500 p/w until February 2022.

Property features include;

PROPERTY DETAILS	
<b>AREA</b>	
Total	67sqm
Internal	41sqm
Balcony	9sqm
Parking	17sqm
<b>OUTGOINGS</b>	
Strata	\$941p/q
Council	\$333p/q
Water	\$151p/q
<b>INSPECT</b>	
As advertised or by private appointment.	



SECURED COVERED  
CAR SPACE  
5.5m x 3.2m  
(NOT ACTUAL LOCATION)



410/11 WARAYAMA PLACE

ROZELLE

"NorthPoint" - Balmain Shores



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

**BALMAIN**Realty

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BALMAINREALTY.COM