



**302/29 Margaret Street Rozelle NSW**

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Positioned on the absolute waterfront in the tightly held 'Watersedge' building in the popular resort like 'Balmain Shores' complex, this magnificent apartment boasts harbour views from every room, with the living and bedrooms opening directly out onto a sun-drenched entertainer's balcony.

Located just a short stroll from express public transport and an abundance of cafes, restaurants, wine bars, pubs & boutique shopping, with waterfront parkland & the Bay Run right on your doorstep. This property is sure to impress the most discerning buyer!

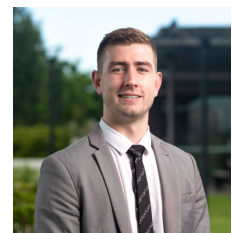
**PROPERTY FEATURES:**

- Spacious open plan interiors set over an impressive 102sqm that flow onto a large sun-drenched and covered

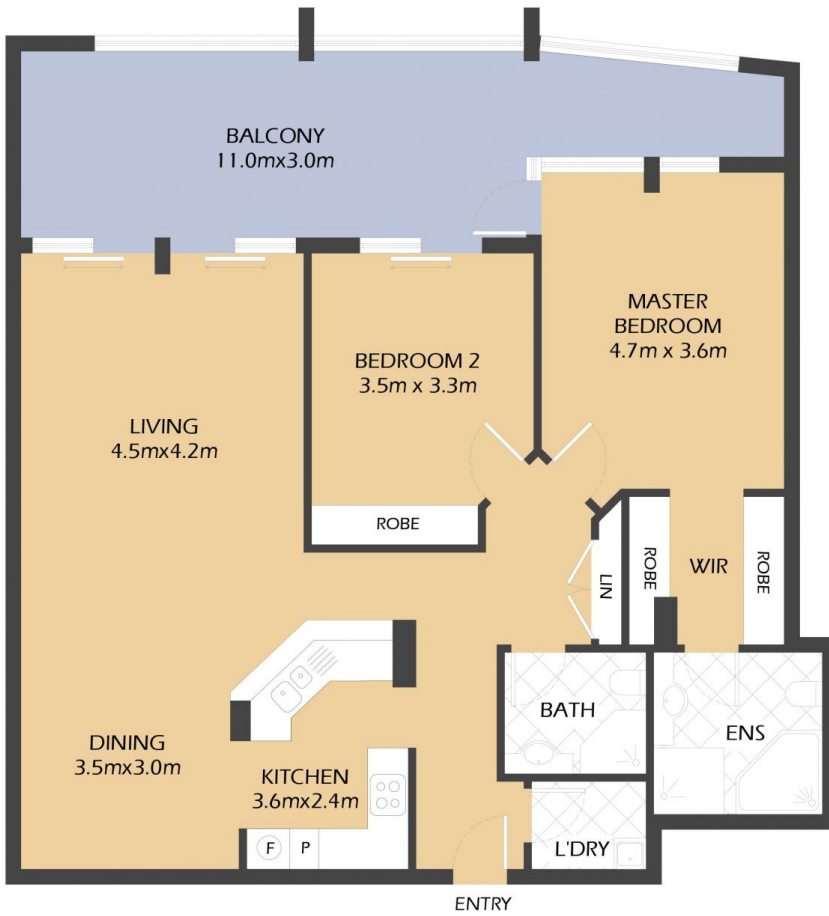
**Price** : SOLD PRIOR TO AUCTION \$2,760,000  
**Building Size** : 164 sqm  
**View** : <https://www.balmmainrealty.com/1P3466>



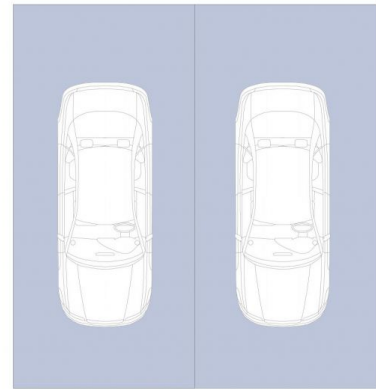
**Scott Robertson**  
(02) 9818 8888



**Hayden Hedley**  
(02) 9818 8888



STORAGE CAGE  
3.5m x 2.0m



SECURE UNDER COVER  
CAR SPACES  
5.7m x 5.4m



302/29 MARGARET STREET  
ROZELLE  
"Watersedge" – Balmain Shores



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

PROPERTY DETAILS

AREA	
Total	164sqm
Internal	102sqm
External	26sqm
Parking	29sqm
Storage Cage	7sqm

OUTGOINGS	
Strata	\$2216pq
Council	\$338pq
Water	\$149pq

**BALMAIN**Realty

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BALMAINREALTY.COM