



## 108/6 Yara Avenue Rozelle NSW

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This privately positioned studio apartment found within the highly sought after 'Balmain Shores' complex offers recently refurbished interiors that open to a sun drenched north facing balcony with a leafy garden outlook.

Residents of the complex have access to a number of resort like amenities as well as being conveniently located to the Bay Run, neighbourhood cafes & restaurants with express city transport only a short stroll from your doorstep.

Ideal first home or investment opportunity with strong rental demand, estimated rental return of \$500 p/w.

### PROPERTY FEATURES:

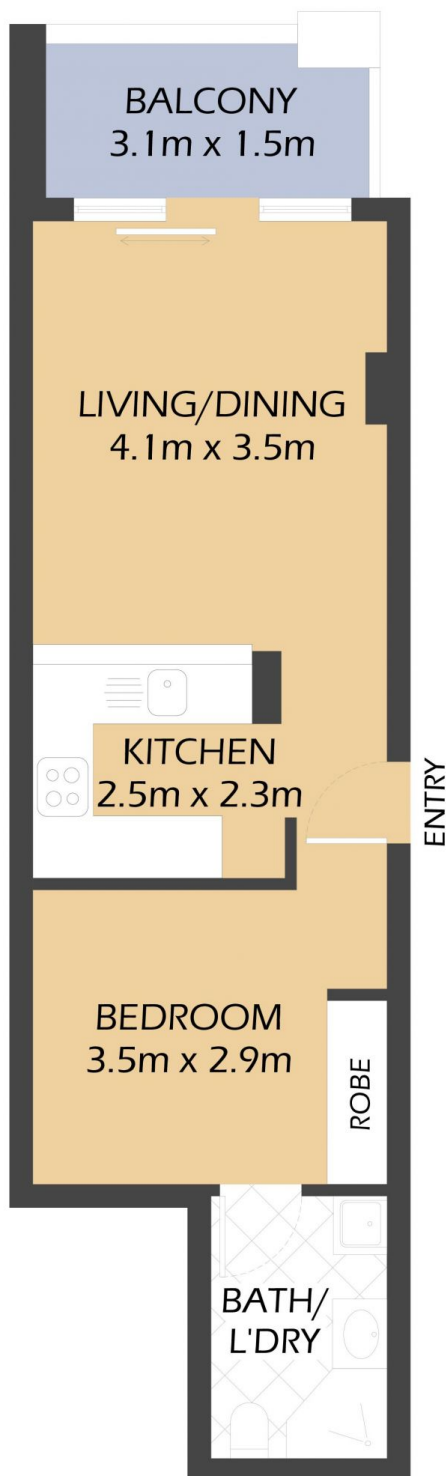
- Spacious open plan layout that opens onto a private sun-drenched north facing balcony with a leafy garden

**Price** : SOLD \$581,000  
**Building Size** : 41 sqm  
**View** : <https://www.balmainrealty.com/1P3552>



**Scott Robertson**  
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108/6 YARA AVENUE  
**ROZELLE**  
 "Pinnacle" - Balmain Shores

PROPERTY DETAILS

AREA

Total	41sqm
Internal	37sqm
External	4sqm

OUTGOINGS

Strata	\$975p/q
Council	\$338p/q
Water	\$160p/q



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

**BALMAIN**Realty

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