



**404/31 Margaret Street Rozelle NSW**

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Boasting panoramic harbour views from every room, with an oversized entertainers balcony that spans the entire width of the apartment, this is the epitome of luxury apartment living on the Balmain Peninsula.

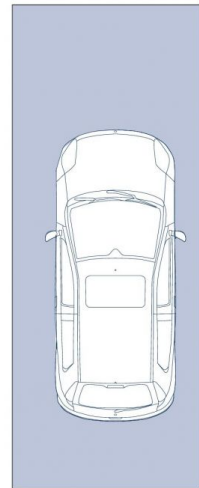
Positioned on the absolute waterfront of the tightly held 'The Moorings' building within the Balmain Shores harbourside complex, this apartment has had no expense spared with a recent refurbishment including a fully renovated kitchen, built-in entertainment unit in the living and timber flooring throughout.

Residents of the complex have access to first class resort style amenities including a modern well-equipped gymnasium, heated indoor lap pool, outdoor plunge pool, spa & saunas. The apartment is also just a short stroll from Darling Street's cafes & restaurants, wine bars & pubs,

**Price** : SOLD PRIOR TO AUCTION  
**Building Size** : 127 sqm  
**View** : <https://www.balmainrealty.com/1P3569>



**Scott Robertson**  
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**SECURE UNDERCOVER  
CAR SPACE**  
6.4 X 2.5m  
(NOT ACTUAL LOCATION)



404/31 MARGARET STREET

**ROZELLE**

"The Moorings" – Balmain Shores



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

#### PROPERTY DETAILS

AREA	
Total	127sqm
Internal	83sqm
External	19sqm
Parking	18sqm
Storage	7sqm

#### OUTGOINGS

Strata	\$2045p/q
Council	\$338p/q
Water	\$160p/q

**BALMAIN**Realty

9818 8888

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