



404/2 Nagurra Place Rozelle NSW

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Set within the highly sought after 'Union Balmain' complex completed in late 2015, this modern apartment with cutting-edge architecture and quality appointments throughout, features light filled interiors with views towards Callan Park and across Iron Cove Bay.

Ideally placed just a moment's stroll to express city transport, neighbourhood gourmet grocer & cafe, barber, bottle shop, day spa and a selection of other fine restaurants. Residents can also enjoy access to an exclusive rooftop terrace taking in city skyline & harbour views, with BBQ facilities & communal vegetable garden.

#### PROPERTY FEATURES:

- Spacious open plan living & dining areas with direct access to a large covered balcony taking in water views

**Price** : SOLD \$1,550,000  
**Building Size** : 105 sqm  
**View** : <https://www.balmainrealty.com/1P3547>



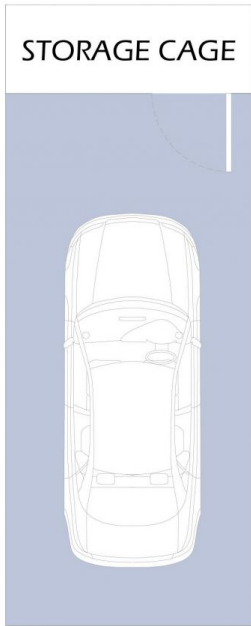
**Scott Robertson**  
(02) 9818 8888



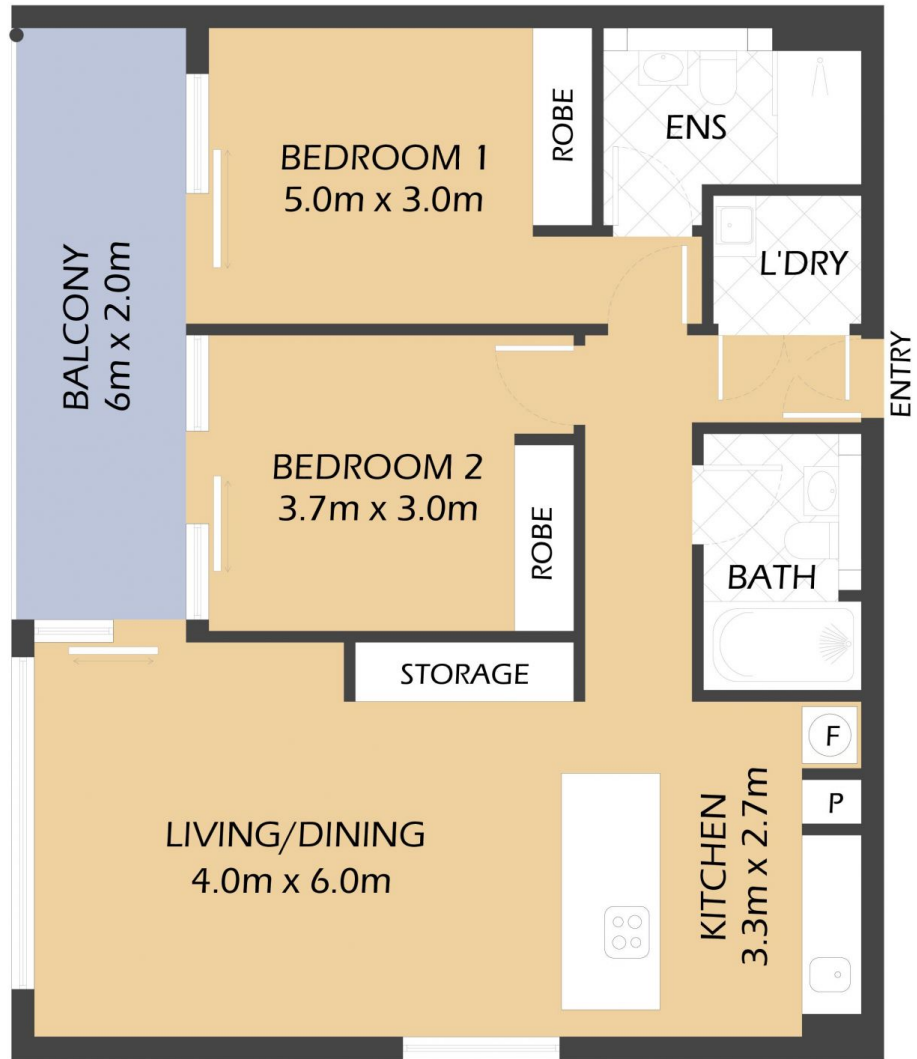
**Hayden Hedley**  
(02) 9818 8888



ADDITIONAL  
STORAGE CAGE  
2sqm



SECURE UNDERCOVER  
CAR SPACE  
6.3m x 2.5m  
(NOT ACTUAL LOCATION)



404/2 NAGURRA PLACE  
ROZELLE  
'Union Balmain'



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

PROPERTY DETAILS

AREA

Total	105sqm
Internal & External	88sqm
Parking & Storage	15sqm
Additional Storage Cage	2sqm

OUTGOINGS

Strata	\$2012p/q
Council	\$338p/q
Water	\$157p/q

**BALMAIN**Realty

9818 8888

BALMAINREALTY.COM