



## 403/31 Margaret Street Rozelle NSW

2 2 1

Absolute Waterfront Apartment with Expansive Water Views from Every Room

Taking in spectacular postcard views from every room, wake up to beautiful tranquil water views, relax on your enormous wrap around balcony, or indulge yourself in the resort style amenities that 'Balmain Shores' has to offer.

Offering a unique floor plan where all rooms front north onto the balcony overlooking the waters edge and manicured gardens, this apartment is set within the well-maintained and tightly held 'The Moorings' building.

Just a stone's throw from the harbour foreshore & Bay Run, and only a short stroll to buzzing neighbourhood cafes, retail shops, schools and express public transport.

**Price** : LEASED! \$1,150 per week  
**Building Size** : 127 sqm  
**View** : <https://www.balmainrealty.com/1P3585>



**Suzanne MacMillan**  
**(02) 9818 8888**

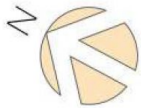
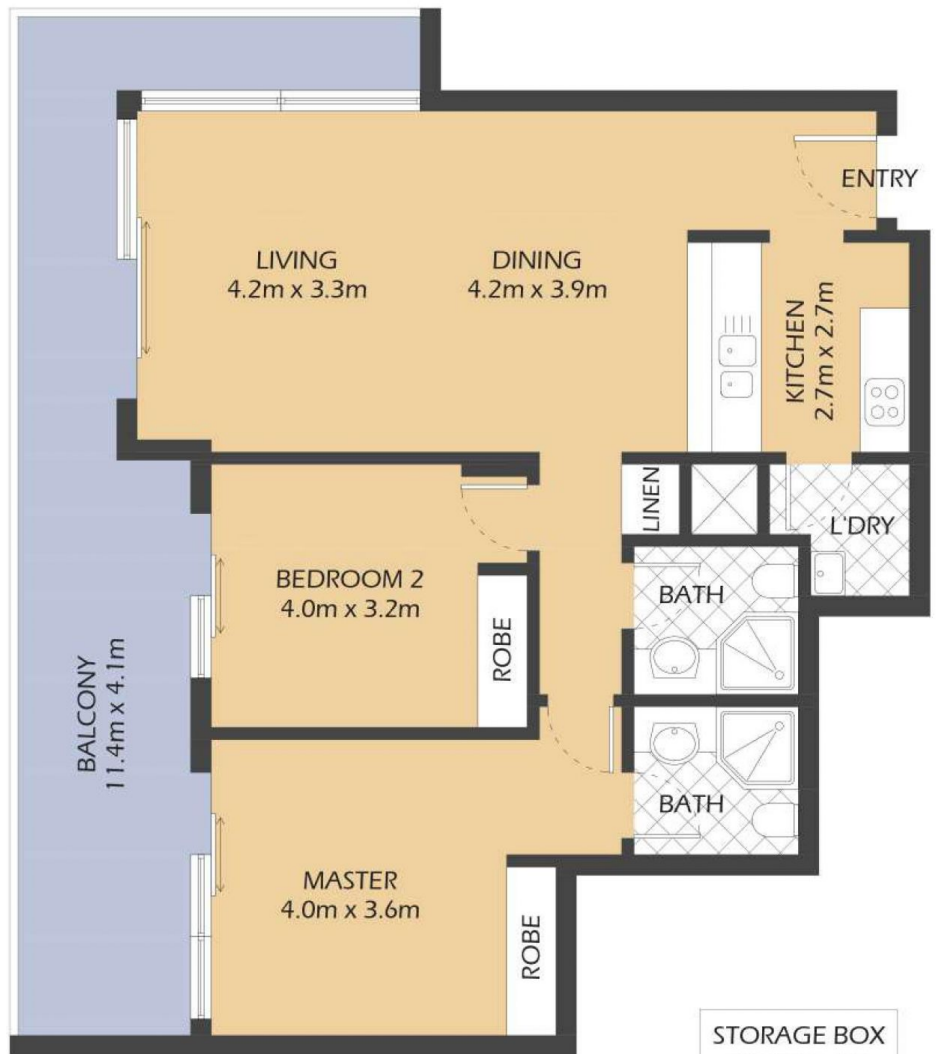


**Balmain Realty Leasing**  
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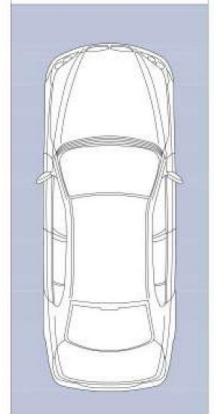
## PROPERTY DETAILS

### AREA

Total	127sqm
Internal	83sqm
Balcony	26sqm
Car Space	18sqm



STORAGE BOX  
2.4m x 1.0m



SECURE COVERED  
CAR SPACE  
5.0x2.4m  
(NOT ACTUAL  
LOCATION)

403/31 MARGARET STREET  
ROZELLE

"The Moorings" - Balmain Shores

0.5m 1m 2m 5m

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

**BALMAIN**Realty

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