



## 308/13 Warayama Place Rozelle NSW

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Situated in the prized 'Balmain Shores' complex, this elevated apartment offers spacious and private interiors that open onto a large covered balcony with north-east aspect, overlooking Bridgewater Park and taking in tranquil water views.

Residents have access to first class resort style amenities including a modern well-equipped gymnasium, heated indoor lap pool, outdoor plunge pool, spa & saunas. It's also on the door step of Bridgewater Park and the popular 'Bay Run' offering over 8kms of walkways/cycleways along the harbour foreshore, and is only a short stroll from local cafes & eateries, Fruitologist and express public transport.

### PROPERTY FEATURES:

- Spacious open plan living and dining area that opens

**Price** : SOLD \$1,600,000  
**Building Size** : 109 sqm  
**View** : <https://www.balmainrealty.com/1P3620>



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308/13 WARAYAMA PLACE

ROZELLE

"Northpoint" – Balmain Shores



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

#### PROPERTY DETAILS

##### AREA

Total	109sqm
Internal	81sqm
External	11sqm
Parking	17sqm

##### OUTGOINGS

Strata	\$1518p/q
Council	\$338p/q
Water	\$157p/q

**BALMAIN**Realty

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