



## 405/8 Yara Avenue Rozelle NSW

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Situated within the prized 'Balmain Shores' resort like complex, this oversized one bedroom apartment features sun-filled interiors, water views and a sought after top floor position.

Located just a moment's stroll to Bridgewater Park and the harbour foreshore with the Bay Run, plus it's conveniently located to neighbourhood cafes & restaurants with express city transport only a short stroll from your doorstep.

Ideal first home or investment opportunity with strong rental demand. Currently leased at \$580p/w until February 2024.

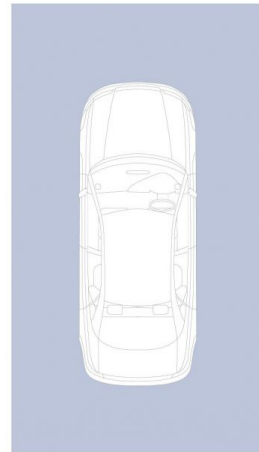
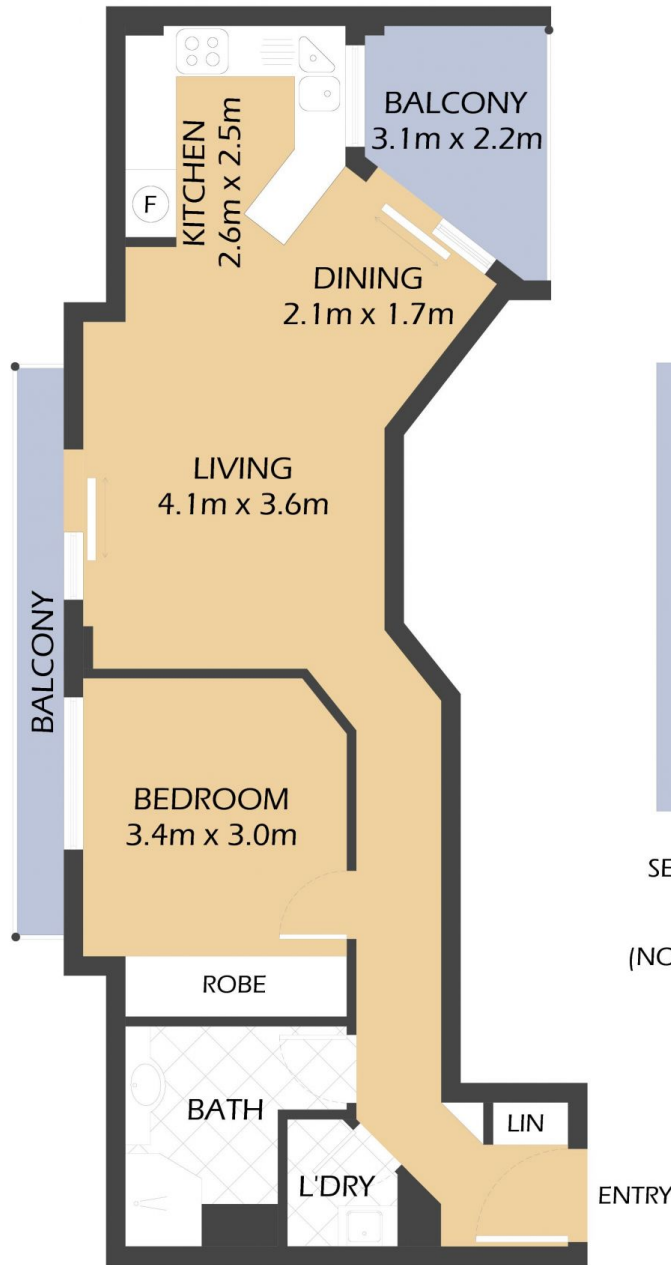
### PROPERTY FEATURES:

- Elevated top floor corner position
- Light filled interiors with access to two balconies

**Price** : SOLD \$820,000  
**Building Size** : 79 sqm  
**View** : <https://www.balmainrealty.com/1P3627>



**Scott Robertson**  
**(02) 9818 8888**



SECURE UNDERCOVER  
CAR SPACE  
5.3m x 3.0m  
(NOT ACTUAL LOCATION)



405/8 Yara Avenue  
**ROZELLE**  
"The Pinnacle" – Balmain Shores



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

PROPERTY DETAILS

AREA	
Total	79sqm
Internal	54sqm
External	9sqm
Parking	16sqm

OUTGOINGS

Strata	\$1,485p/q
Council	\$338p/q
Water	\$157p/q

**BALMAIN**Realty

9818 8888

BALMAINREALTY.COM