

**301/41 Terry Street Rozelle NSW**

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Situated within the popular 'Atelier' complex, a modern, well maintained building with low strata levies, located just a moments stroll from express city transport, the waterfront with Bridgewater Park & the Bay Run, with an array of local eateries & shops on your doorstep.

This is a rare opportunity to secure a premium top floor apartment with modern interiors, featuring secure undercover parking and two storage cages in a highly sought after location.

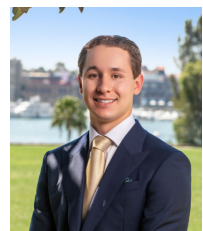
#### PROPERTY FEATURES:

- Spacious open plan living areas with high Cathedral like ceilings that open onto a large balcony
- Functional kitchen with stone benchtops featuring pull out pantry, stainless steel appliances including gas cooktop,

**Price** : SOLD \$740,000  
**Building Size** : 69 sqm  
**View** : <https://www.balmainrealty.com/1P3352>



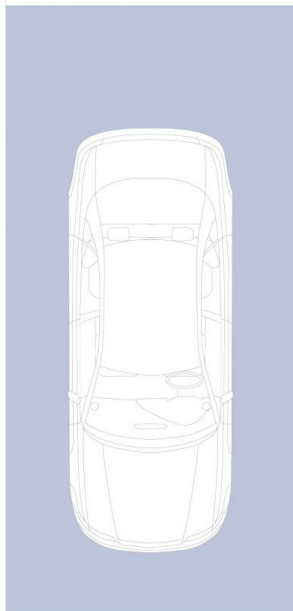
**Scott Robertson**  
(02) 9818 8888



**Nick Van Venrooy**  
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ADDITIONAL  
LOCK-UP  
STORAGE CAGE  
2.0m x 2.0m

LOCK-UP  
STORAGE CAGE  
2.5m x 2.4m



SECURE UNDERCOVER  
CAR SPACE

5.5m x 2.5m

(NOT ACTUAL LOCATION)

301/41 TERRY STREET

ROZELLE

"ATELIER"



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



BALCONY  
2.3m x 2.0m

LIVING  
4.8m x 2.8m

KITCHEN/  
DINING  
4.3m x 2.2m

BEDROOM  
2.9m x 2.4m

ROBE

L'DRY

BATH

ENTRY

#### PROPERTY DETAILS

##### AREA

Total	69 sqm
Internal & External	45 sqm
Parking & Storage	20 sqm
Additional Storage Cage	4 sqm

##### OUTGOINGS

Strata	\$809p/q
Council	\$338p/q
Water	\$158p/q

**BALMAIN**Realty

9818 8888

BALMAINREALTY.COM