



## 95/3 Wulumay Close Rozelle NSW

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Step into a world of unparalleled comfort and convenience in this impressive 224sqm apartment, offering a unique blend of house-like proportions and resort-style living. With its coveted corner position and sparkling harbour views, this property is a haven for both young families and downsizing couples seeking a serene yet vibrant lifestyle.

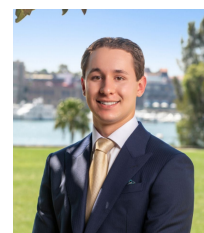
**Price** : Auction - Buyers Guide \$3,500,000  
**Building Size** : 257 sqm  
**View** : <https://www.balmainrealty.com/1P3714>

### Family-Friendly Features:

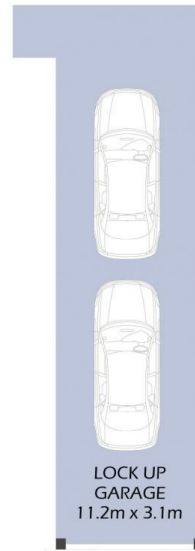
- Direct, level access to the swimming pool, perfect for families to enjoy fun and safe water activities
- A versatile, oversized 4th bedroom that can double as a playroom or family room, connecting your family in a comfortable, shared space
- Proximity to local schools and a pet-friendly policy, ensuring all family members, furry ones included, feel right at home



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## 95/3 WULUMAY CLOSE ROZELLE "The Tors" – Balmain Cove

### PROPERTY DETAILS

#### AREA

Total	257sqm
Internal & External	224sqm
Lock Up Garage	33sqm

#### OUTGOINGS

Strata	\$3851p/q
Council	\$353p/q
Water	\$173p/q

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

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