



311/3 Nagurra Place Rozelle NSW

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This luxuriously appointed one bedroom apartment featuring a separate study/ home office situated in the popular 'Union Balmain' development features spacious open plan interiors that flow seamlessly onto a covered balcony with a private outlook.

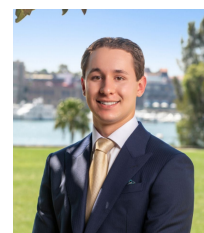
Enjoy a wonderfully convenient lifestyle with an on-site grocer with cafe, restaurants, wine shop, barber & day spa, plus it's on the fringe of Balmain Peninsula, just a 250m walk to Woolworths Metro on Darling Street, 300m to city buses on Victoria Road, and minutes to Bridgewater Park & The Bay Run.

Ideal first home, city bolt hole, or ready made investment currently leased at \$730 p/w until May 2024.

Price : SOLD \$1,075,000
Building Size : 81 sqm
View : <https://www.balmainrealty.com/1P3718>

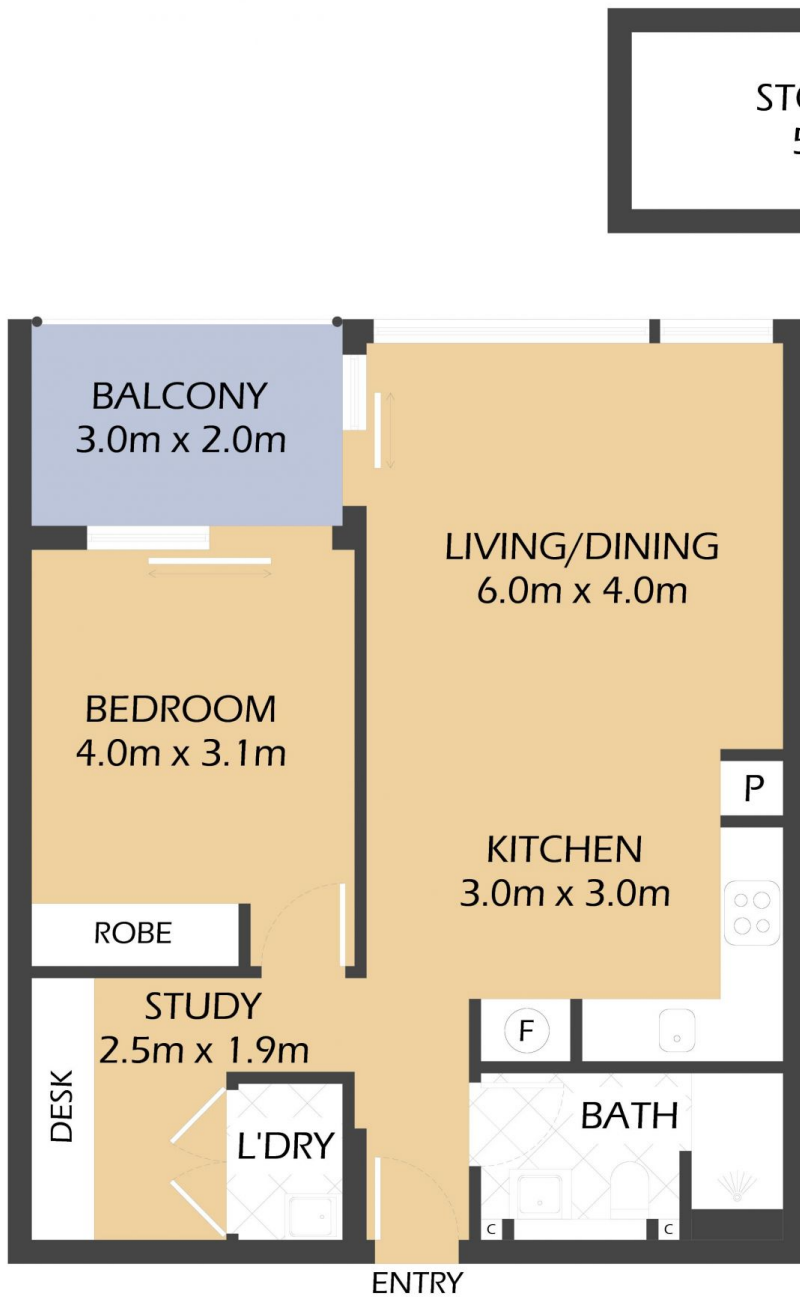


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PROPERTY FEATURES:



STORAGE CAGE
5.5m x 1.7m

BALCONY
3.0m x 2.0m

BEDROOM
4.0m x 3.1m

ROBE

STUDY
2.5m x 1.9m

DESK

L'DRY

LIVING/DINING
6.0m x 4.0m

KITCHEN
3.0m x 3.0m

F

BATH

P

ENTRY

UNDERCOVER
SECURE CAR SPACE
6.0m x 3.2m
(NOT ACTUAL LOCATION)



31 1/3 NAGURRA PLACE
ROZELLE
"Union Balmain"



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

PROPERTY DETAILS

AREA

Total	81sqm
Internal & External	61sqm
Parking	12sqm
Storage	8sqm

OUTGOINGS

Strata	\$1562p/q
Council	\$353p/q
Water	\$173p/q

BALMAINRealty

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