



## 414/9 Warayama Place Rozelle NSW

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This privately positioned studio apartment found within the highly sought after 'Balmain Shores' complex offers recently refurbished interiors that open to a sun-drenched north-east facing balcony with a leafy outlook over Bridgewater Park.

Residents of the complex have access to a number of resort like amenities as well as being convenient access to the Bay Run, neighbourhood cafes & restaurants with express city transport only a short stroll from your doorstep.

Ideal first home or investment opportunity with strong rental demand, with an estimated rental return of \$575-\$600 p/w.

### PROPERTY FEATURES:

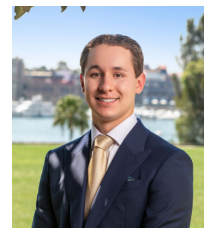
- Spacious open plan layout that opens onto a private

**Price** : SOLD \$800,000

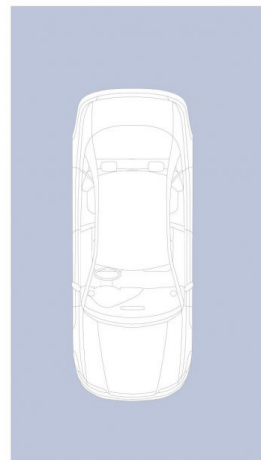
**View** : <https://www.balmainrealty.com/1P3743>



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



414/9 WARAYAMA PLACE  
ROZELLE  
"Northpoint" - Balmain Shores



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

#### PROPERTY DETAILS

##### AREA

Total	63sqm
Internal	40sqm
External	7sqm
Parking	16sqm

##### OUTGOINGS

Strata	\$1345p/q
Council	\$353p/q
Water	\$173p/q

**BALMAIN**Realty

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BALMAINREALTY.COM