



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.

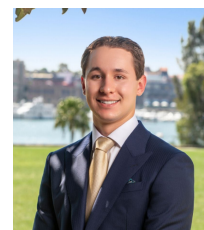
Price : SOLD \$800,000

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

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.



Scott Robertson
(02) 9818 8888

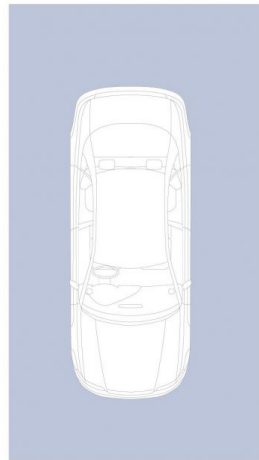
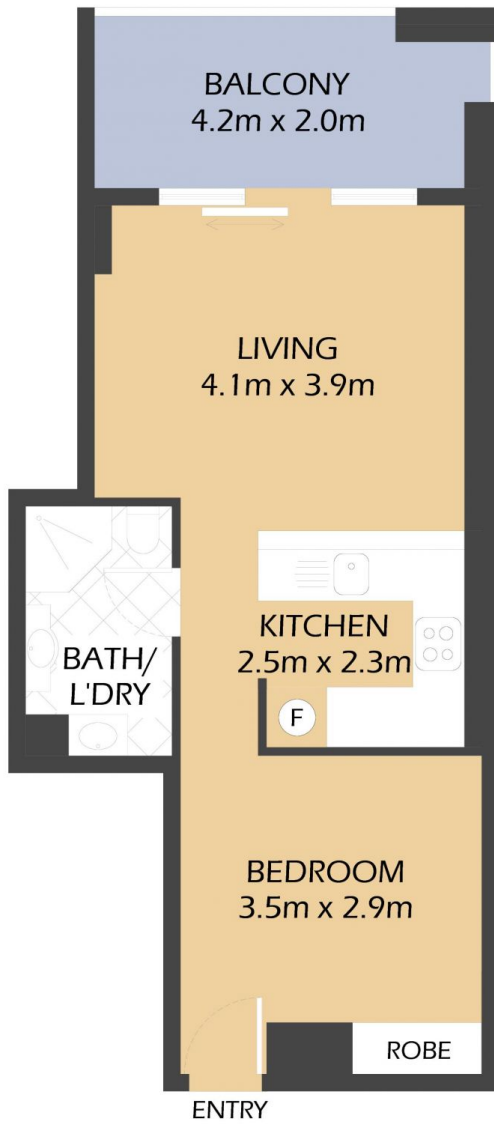


Nick Van Venrooy
(02) 9818 8888

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



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

BALMAINRealty

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