



## 209/1 Nagurra Place Rozelle NSW

1 1 1

This location is without doubt one of the picks on the entire Balmain Peninsula with easy access to local shops, cafes, express city transport, and only a moments stroll to the harbour foreshore with an abundance of parkland & the popular Bay Run.

Set within the highly sought after 'Union Balmain' complex, this modern one bedroom apartment with additional home office/ study, features cutting-edge architecture and quality appointments throughout.

Ideal first home, city bolt-hole or ready made investment, currently leased at \$700 per week.

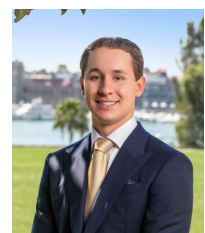
### PROPERTY FEATURES:

- Opulent finishes including wide American Oak floors

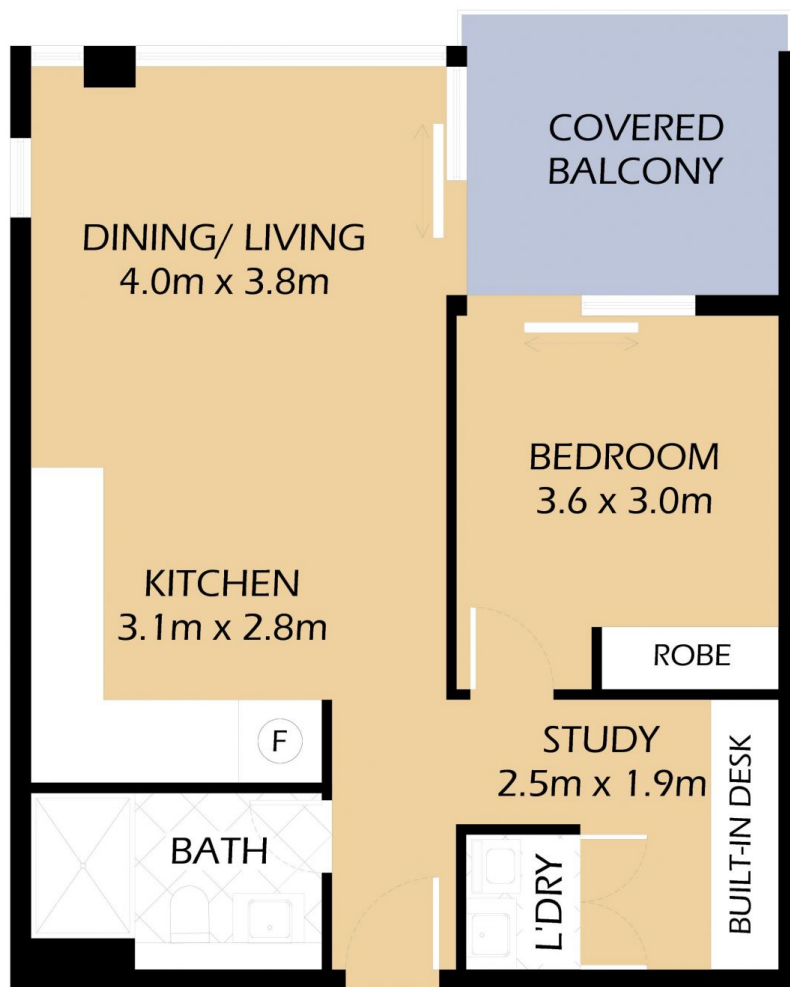
**Price** : SOLD \$1,100,000  
**Building Size** : 85 sqm  
**View** : <https://www.balmainrealty.com/1P3739>



**Scott Robertson**  
(02) 9818 8888



**Nick Van Venrooy**  
(02) 9818 8888



ENTRY

STORAGE CAGE  
6sqm



209/1 Nagurra Place  
Rozelle  
"Union Balmain"



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

#### PROPERTY DETAILS

##### AREA

|                     |        |
|---------------------|--------|
| Total               | 85 sqm |
| Internal & External | 64 sqm |
| Parking & Storage   | 15 sqm |
| Additional Storage  | 6 sqm  |

##### OUTGOINGS

|         |            |
|---------|------------|
| Strata  | \$1550 p/q |
| Council | \$353 p/q  |
| Water   | \$172 p/q  |

**BALMAIN**Realty

9818 8888

BALMAINREALTY.COM