



## 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

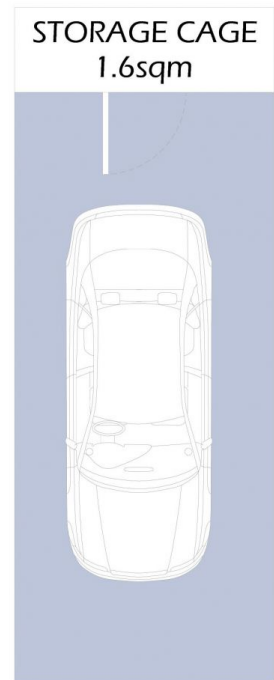
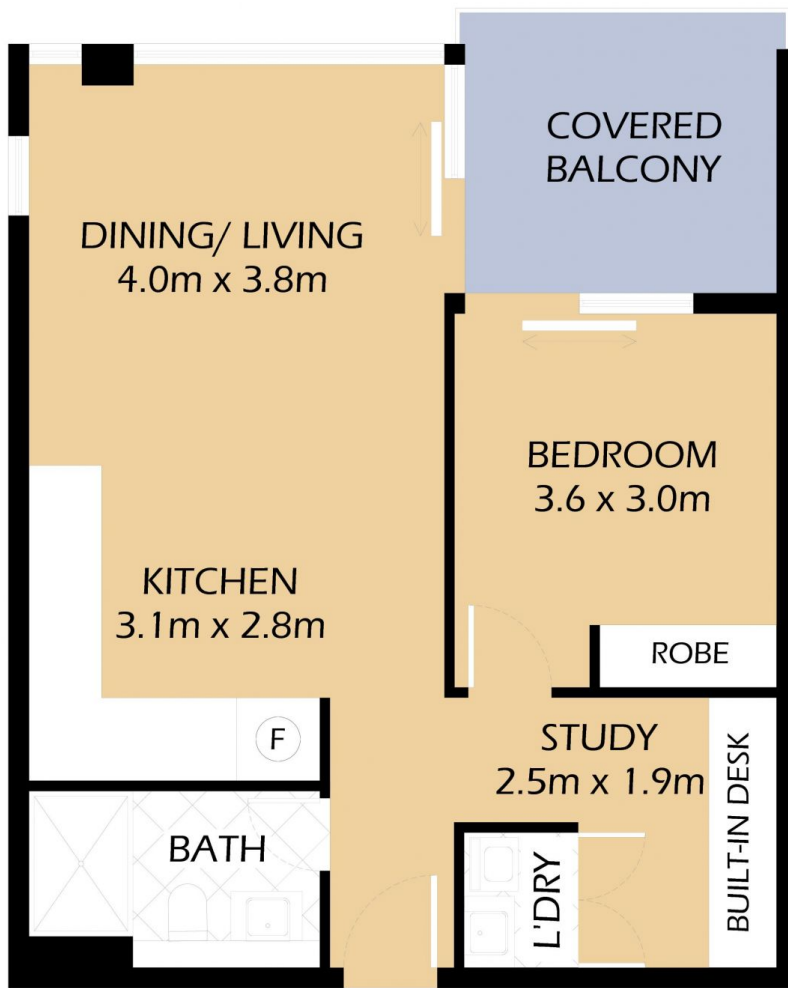
**Price** : SOLD \$1,100,000  
**Building Size** : 85 sqm  
**View** : <https://www.balmainrealty.com/1P3739>



**Scott Robertson**  
(02) 9818 8888



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



SECURE UNDER COVER  
CAR SPACE  
(NOT ACTUAL LOCATION)

ENTRY



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