



513/9 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.

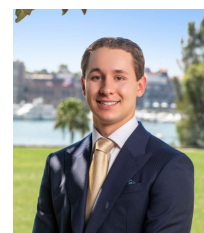
Ideal first home or investment opportunity with strong rental demand, with an estimated rental return of \$575 - \$600 p/w.

PROPERTY FEATURES:

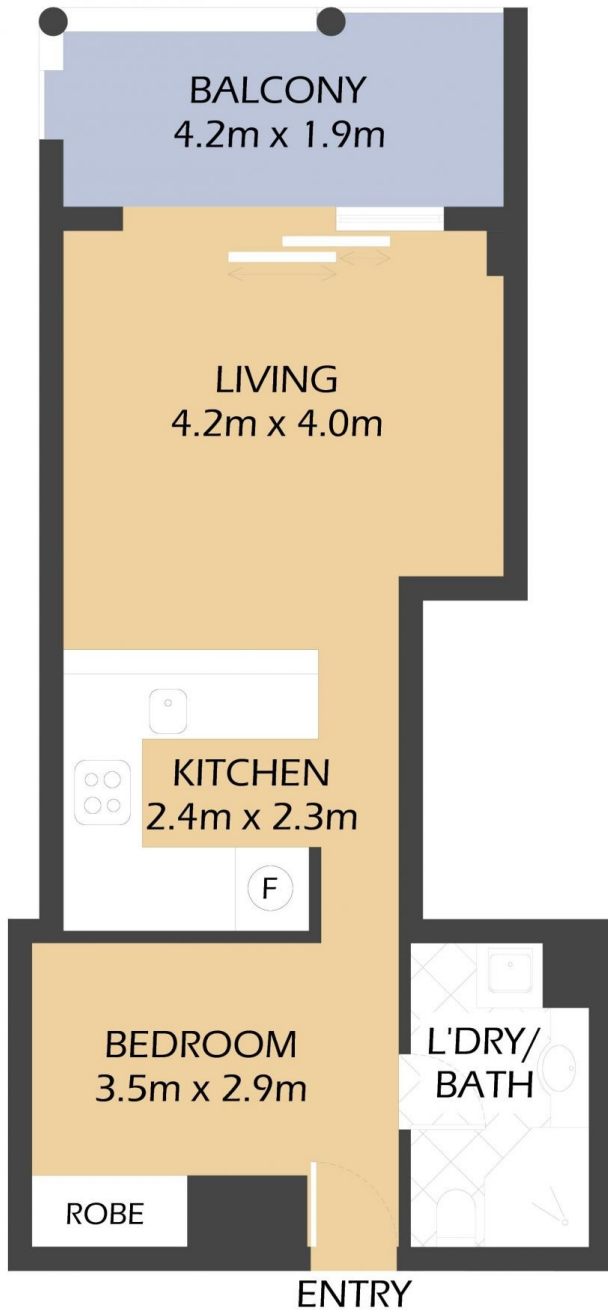
Price : SOLD \$820,000
Building Size : 64 sqm
View : <https://www.balmainrealty.com/1P2622>



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SECURE
UNDERCOVER
CAR SPACE
5.5m x 3.2m
(NOT ACTUAL LOCATION)

513/9 WARAYAMA PLACE

ROZELLE

'Northpoint' - Balmain Shores



*ALL THE BALMAIN REALTY CAR SPACES ARE SECURE UNDERCOVER CAR SPACES,
FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

PROPERTY DETAILS

AREA	
Total	64 sqm
Internal	40 sqm
Balcony	7 sqm
Parking	17 sqm
OUTGOINGS	
Strata	\$1,392 pq
Council	\$353 pq
Water	\$158 pq

BALMAINRealty

9818 8888

BALMAINREALTY.COM