



**001/41 Terry Street Rozelle NSW**

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Situated within the popular 'Atelier' complex, a modern, well maintained low maintenance building, located just a moments stroll from express city transport, the waterfront with Bridgewater Park & Bay Run, with an array of local eateries & shops on your doorstep.

This modern garden courtyard apartment offers private gate access to the property, so it feels more like a home than an apartment and features spacious living areas set over 73sqm.

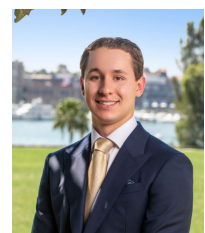
#### PROPERTY FEATURES:

- Spacious, light & bright open plan living & dining that flows onto a sun-filled courtyard with northerly aspect perfect for year round entertaining
- High ceilings & reverse cycle air-conditioning

**Price** : SOLD OFF-MARKET  
**Building Size** : 96 sqm  
**View** : <https://www.balmainrealty.com/1P3791>



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STORAGE CAGE  
2.8m x 2.8m

UNDERCOVER  
SECURE CAR SPACE  
5.5m x 2.8m  
(NOT ACTUAL LOCATION)

001/41 TERRY STREET  
ROZELLE  
"Atelier"



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

#### PROPERTY DETAILS

##### AREA

Total	96 sqm
Internal & External	73 sqm
Parking & Storage	23 sqm

##### OUTGOINGS

Strata	\$1156 pq
Council	\$353 pq
Water	\$172 pq

**BALMAIN**Realty

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