



## 1 Waragal Avenue Rozelle NSW

3 2 2

Boasting grand proportions throughout with an extensive garden courtyard that opens directly onto Elliott Park, this home is perfectly positioned & nestled on a quiet, family friendly street with access to a swimming pool, sauna, and gym, with optional marina berth facility for the boating enthusiast.

**Type** : House  
**Price** : SOLD OFF-MARKET  
**Land Size** : 260 sqm  
**View** : <https://www.balmainrealty.com/1P3886>

### PROPERTY FEATURES:

- Large sun-filled north facing wrap around garden courtyard with retractable blind perfect for entertaining & opens directly onto Elliott Park
- Large formal living & dining area with timber floorboards
- Generous sized kitchen with granite benchtops, ample storage space, stainless steel appliances including gas

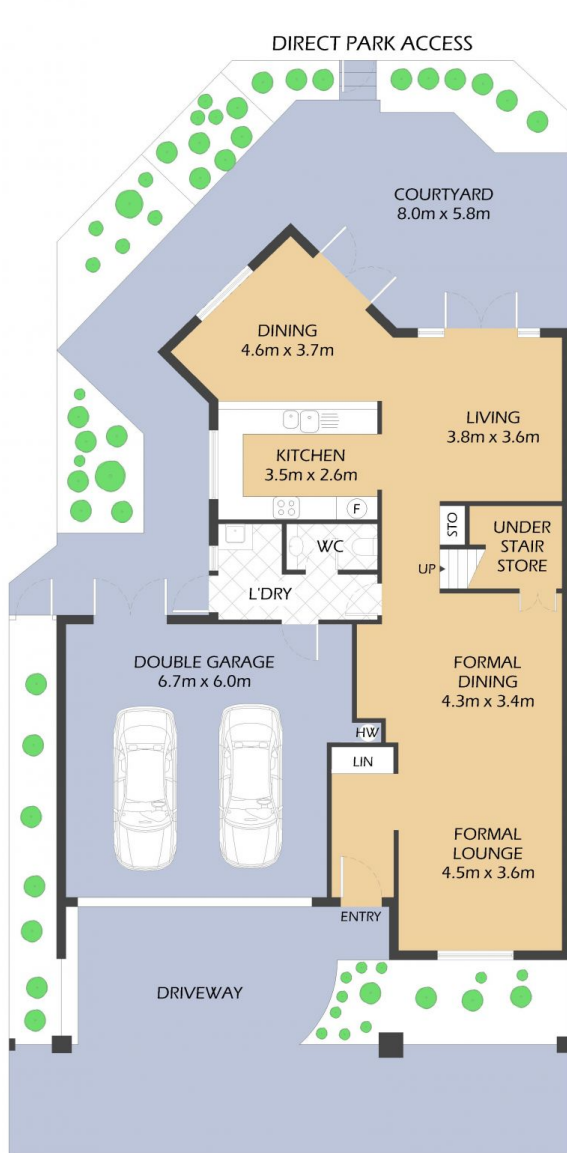


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[For full version visit the website](https://www.balmainrealty.com)



GROUND FLOOR



FIRST FLOOR

1 WARAGAL AVENUE  
ROZELLE  
"The Grove" - Balmain Cove



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

| PROPERTY DETAILS |          |
|------------------|----------|
| AREA             |          |
| Total            | 260 sqm  |
| OUTGOINGS        |          |
| Community Levy   | \$791 pq |
| Council          | \$617 pq |
| Water            | \$176 pq |

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