



**312/9 Warayama Place Rozelle NSW**

2 2 1

Step into a beautifully oversized two-bedroom apartment where fresh, modern interiors meet an expansive open-plan design, flowing effortlessly onto a covered balcony in a prized parkfront setting overlooking Bridgewater Park.

Residents of Balmain Shores enjoy exclusive access to resort-style amenities, including a fully equipped gymnasium, a heated indoor lap pool, and a refreshing outdoor plunge pool. Perfectly positioned, you're just moments from Bridgewater Park and the ever-popular Bay Run, with over 8km of scenic walking and cycling paths hugging the harbour's edge.

All of this is complemented by a short stroll to vibrant local

[For full version visit the website](#)

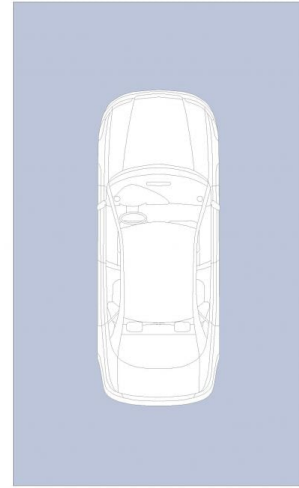
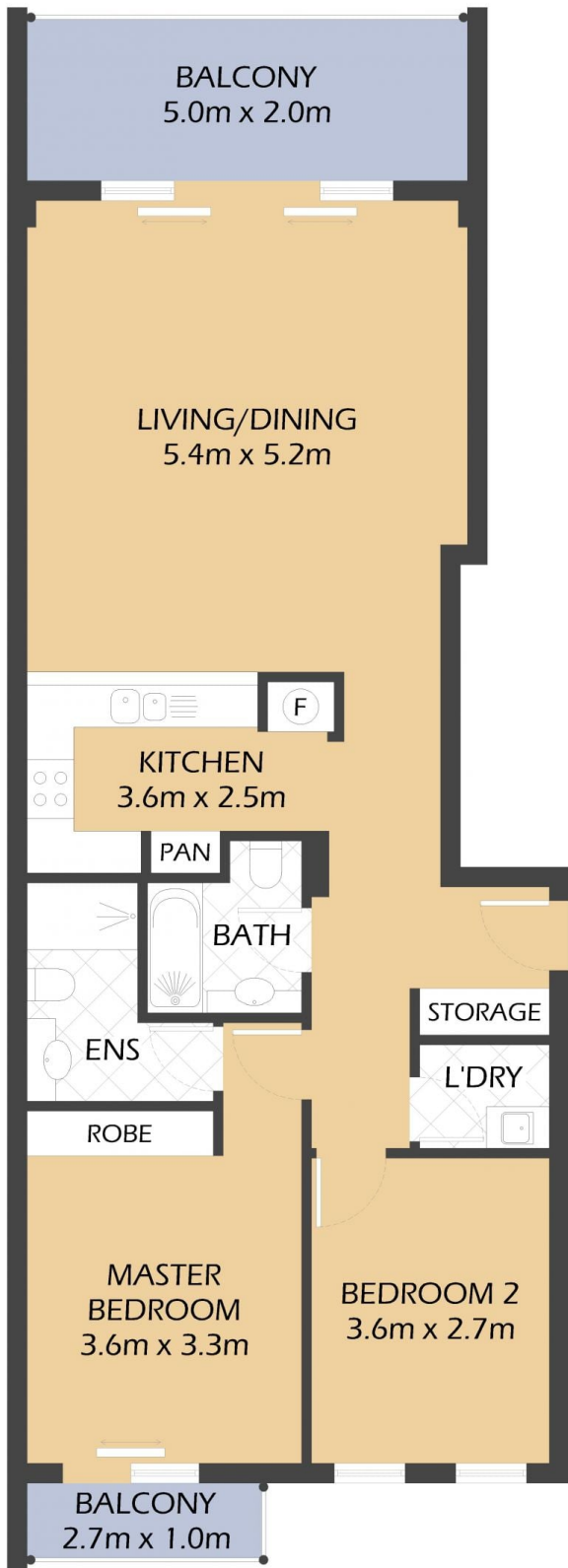
**Type** : Apartment  
**Price** : Pre-Market Opportunity - Contact Agent  
**Building Size** : 110 sqm  
**View** : <https://www.balmainrealty.com/1P4221>



**Scott Robertson**  
0409 827 911



**Nick Van Venrooy**  
0497 888 123



SECURE UNDERCOVER  
CAR SPACE  
5.5m x 3.3m  
(NOT ACTUAL LOCATION)

312/9 Warayama Place  
**ROZELLE**  
"Northpoint" – Balmain Shores

PROPERTY DETAILS	
<b>AREA</b>	
Total	110sqm
Internal	82sqm
External	11sqm
Parking Space	17sqm
<b>OUTGOINGS</b>	
Strata	\$2,758 p/q
Council	\$395 p/q
Water	\$201 p/q

1m 2m 5m

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