



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.

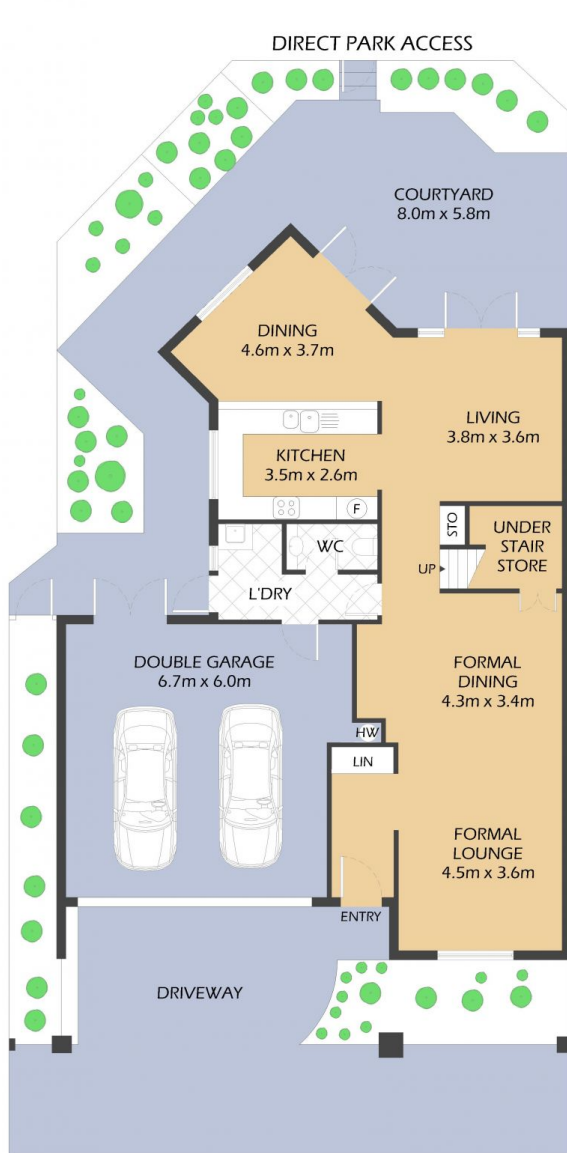
- Large sun-filled north facing wrap around garden courtyard with retractable blind perfect for entertaining & opens directly onto Elliott Park
- Large formal living & dining area with timber floorboards
- Generous sized kitchen with granite benchtops, ample storage space, stainless steel appliances including gas cooktop, oven, rangehood, microwave & dishwasher
- Separate casual dining area/ eat-in kitchen and living space which flows effortlessly from the kitchen & opens

Type : House
Price : \$2,200 per week
Land Size : 260 sqm
View : <https://www.balmainrealty.com/1P4220>



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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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