

Rozelle

30/1 Batty Street



\$1.15m

Perfect peninsula setting

The Anzac Bridge, city skyline and harbour creates a magical backdrop for this ideally located apartment with sweeping unobstructed views over Johnston Bay and the city. The entertainer's balcony and large windows bathe the interiors in sunlight. Offering resort-style recreational facilities, it's a short commute to the city and moments to the buzz of Balmain and Rozelle villages.

- Never-to-be-built-out views
- Security block with video intercom
- 2 double bedrooms with built-ins, master with ensuite
- Sun-filled open plan living & dining, polished herringbone parquet floors
- Miele-appointed granite gas kitchen
- Entertainers glass framed balcony
- Separate laundry, ducted reverse air & secure parking
- Landscaped waterside gardens, heated indoor pool, sauna & gym

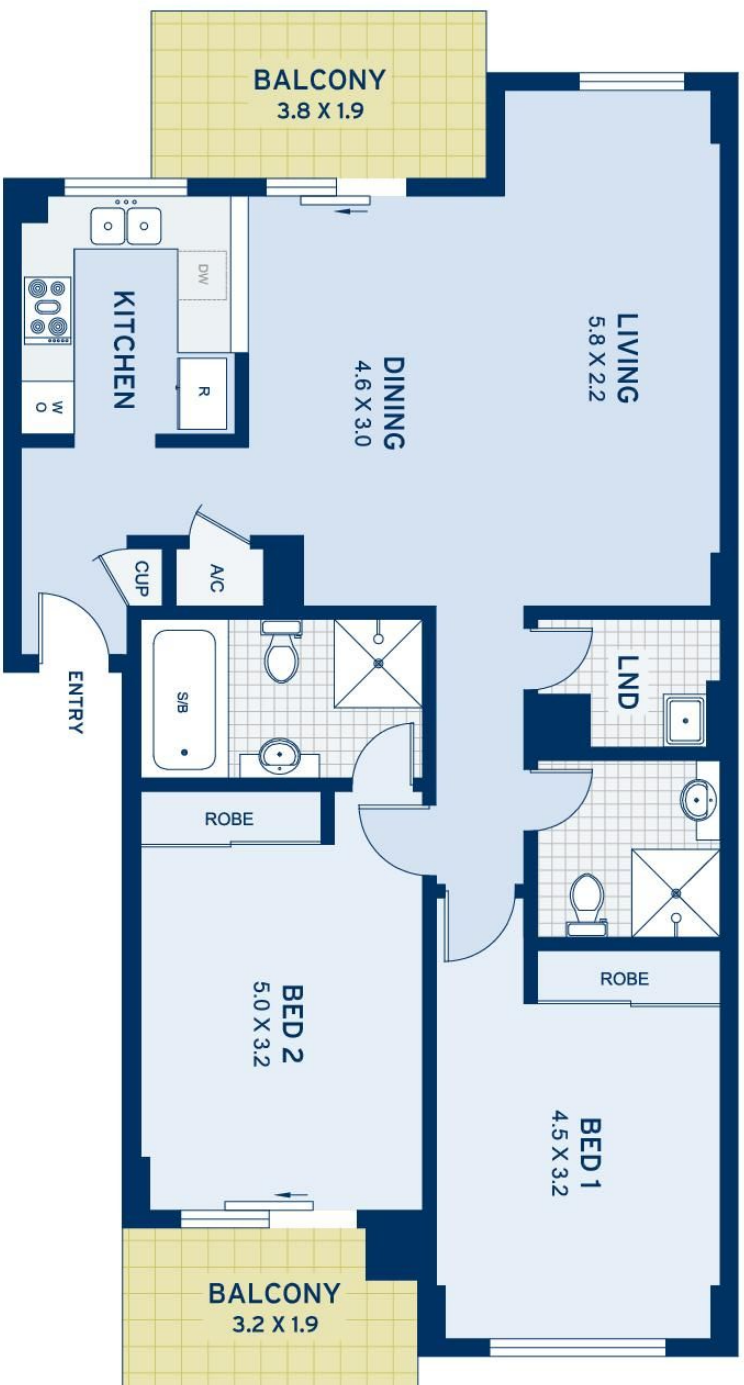


ADDITIONAL DETAIL

Council Rates	\$284/qtr (approx)
Strata Fees	\$1,639/qtr (approx)
Water Rates	\$168/qtr (approx)
Type	Apartment
Sold Date	16/02/2017

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APPROXIMATE AREAS	
Internal Floorpace	90sqm
Balconies	13sqm
Carspace	14sqm
Total	117sqm
OUTGOINGS	
Council Rates	\$284 pq
Water Rates	\$168 pq
Strata Rates	\$1639 pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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