

# Rozelle

## 1 Joseph Street



\$1.335m

### Modern terrace with city views

A modern take on the terrace, this Torrens title home exudes a welcoming ambience resting high to capture CBD views and Harbour Bridge cameos. Presenting a spacious and practical floorplan across dual levels, it's a light filled haven complete with rear lane access to its garage parking. Its prime setting has you in the city in minutes and is just moments to Darling Street and the bus.

- Bright modern interiors, high ceilings, timber floors
- Open plan living and dining framed by a wall of sliders
- Rear terrace, modern gas kitchen with dishwasher
- Lower level guest bedroom, adjoining powder/laundry
- Two spacious upper level bedrooms both with robes
- Master with large deck, views and his and hers robes
- Stylish mosaic tiled main bathroom, rear access garage
- Cantilevered staircase, walk to school, markets and bus

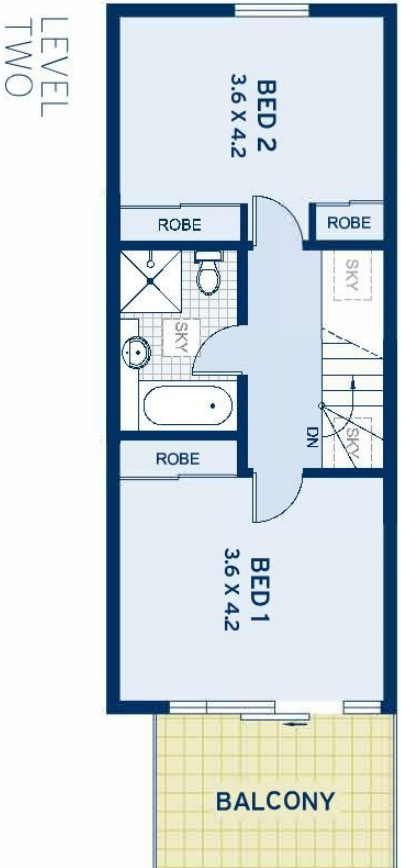
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### ADDITIONAL DETAIL

Council Rates	\$400/qtr (approx)
Water Rates	\$191/qtr (approx)
Type	House
Sold Date	05/03/2018
Land	121 Square Metres

**Christie Nguyen**

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APPROXIMATE AREAS	
Internal Floor Space	104sqm
Garage	19sqm
External	55sqm
Land Size	121sqm
OUTGOINGS	
Council Rates	\$400 pq
Water Rates	\$171 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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