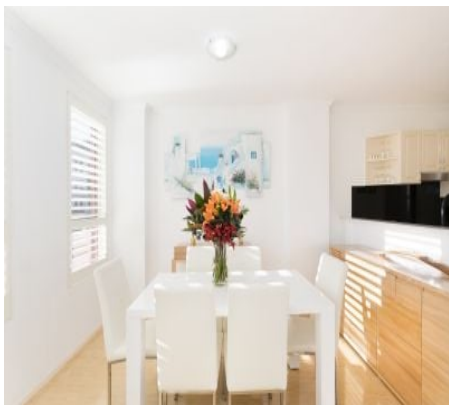


# Rozelle

## 106/30 Warayama Place



### Resort-style living with double secure parking

Bathed in northerly sunlight, this immaculate three bedroom apartment offers resort-style living within the acclaimed Balmain Shores. Opening to a large entertainer's courtyard with water glimpses over the bay, it's perfect for the executive family or downsizers seeking a lifestyle of carefree convenience. Featuring access to onsite facilities and the popular Bay Run, it's just footsteps to the waterfront promenade and a brief stroll to both Balmain and Rozelle villages.

- 3 bright and airy double bedrooms with built-ins
- Generous master suite with walk-through robe, en-suite
- Sun drenched living & dining area opens to terrace
- 71sqm wraparound terrace with water glimpses
- Bosch-appointed gas kitchen, stone bench tops
- Marble-finished bathroom & en-suite, ample storage
- Reverse cycle air-conditioning, timber plantation shutters

3	2	2

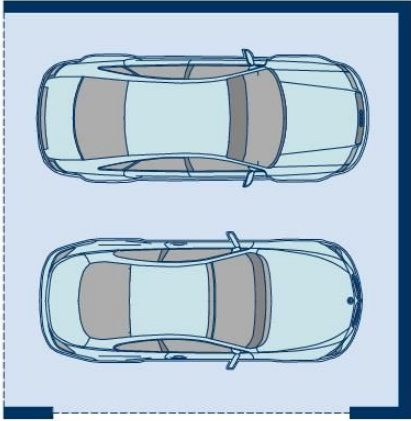
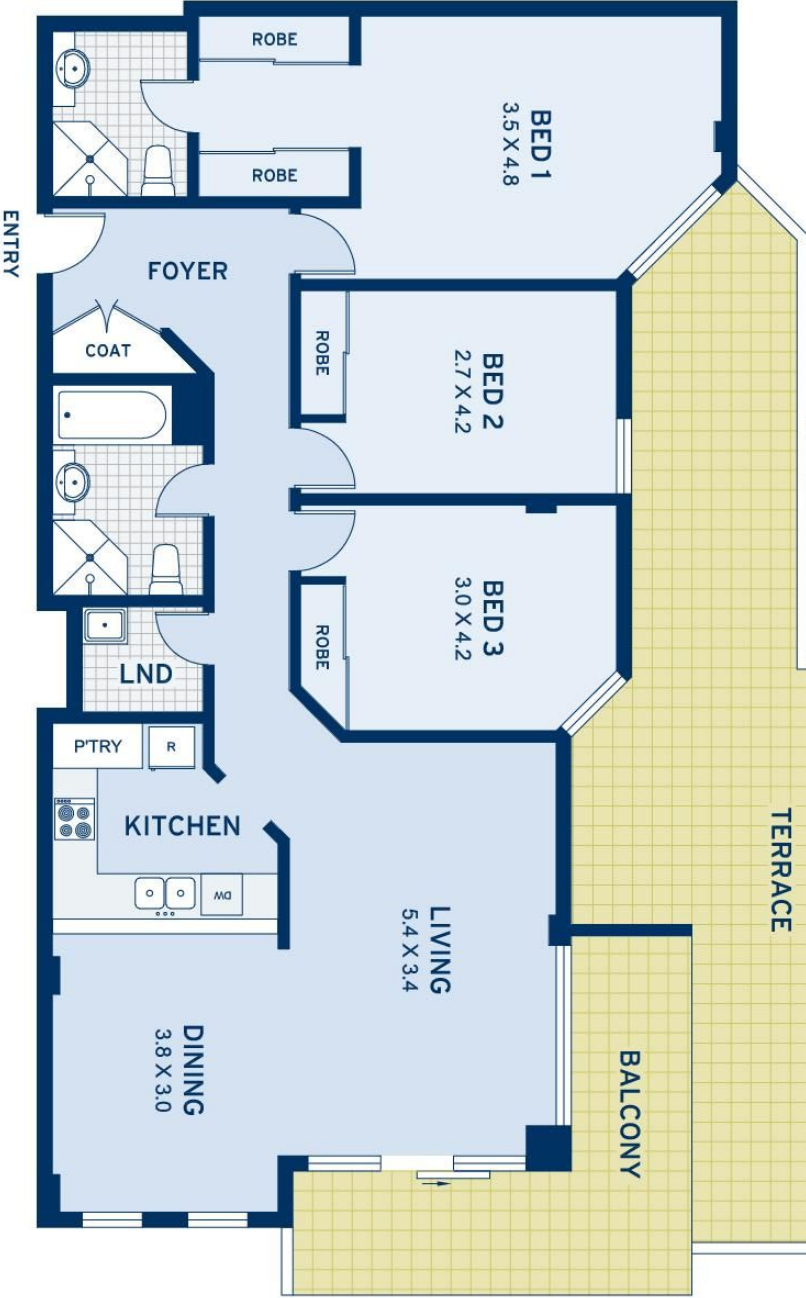
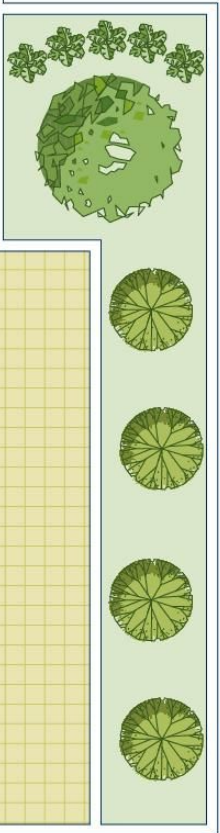
### ADDITIONAL DETAIL

Council Rates	\$298/qtr (approx)
Strata Fees	\$1,909/qtr (approx)
Water Rates	\$173/qtr (approx)
Type	Apartment
Sold Date	14/09/2018

Undisclosed

**Peter Gordon**  
0410 639 989  
peter@ch.com.au

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0410 639 989  
peter@ch.com.au



SECURITY PARKING



APPROXIMATE AREAS	
Internal Floor/space	105sqm
Parking	30sqm
External	71sqm
Total	206sqm
OUTGOINGS	
Council Rates	\$298 pq
Water Rates	\$173 pq
Strata Levies	\$1909 pq

**Rozelle**  
106/30 Warayama Place

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.

cobden & hayson