

Rozelle

603/32 Warayama Place



\$680k

Executive living by the water's edge

Executive style meets resort-style living in this impeccably appointed apartment in the acclaimed Balmain Shores development. With scenic foreshore parkland and the Bay Run at the doorstep, the one-bedroom apartment opens to a covered entertainer's balcony and features lift access to secure undercover parking. Living is easy with superb on-site facilities and Union Square's gourmet foodie hub and eateries an easy 350m walk away.

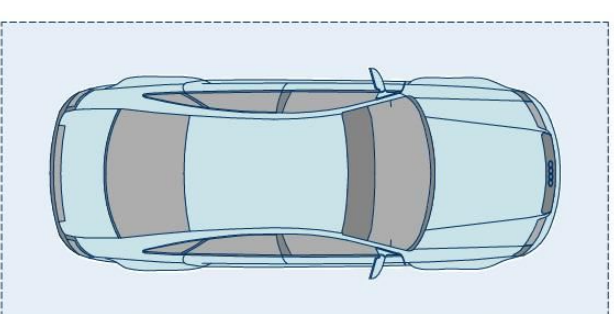
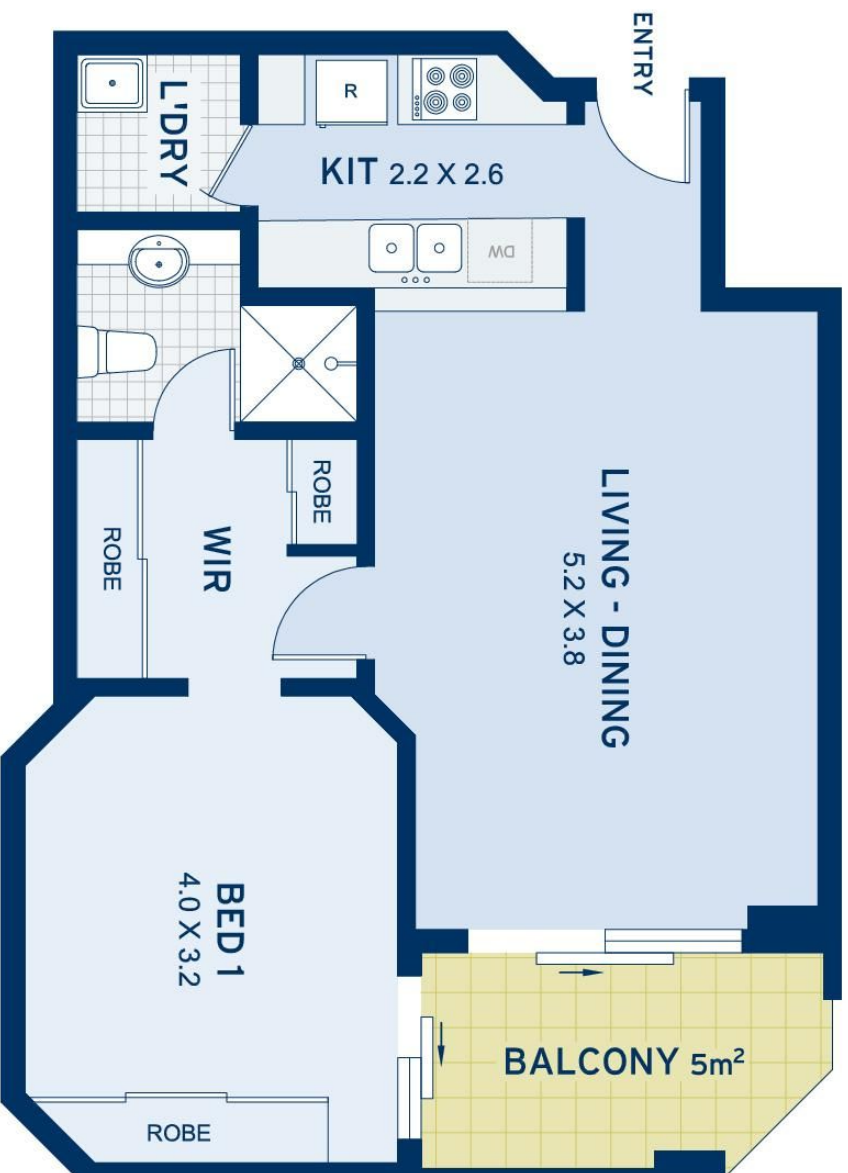
- The Anchorage, a quality security block by the water's edge
- Spacious open living, reverse cycle air, covered balcony
- Large bedroom with built-ins and access to the balcony
- Integrated granite gas kitchen with an adjoining laundry
- Secure undercover parking, lift access, security intercom
- Heated pool, spa, sauna, gym, footsteps to the Bay Run
- Walk to Rozelle village, an easy 4km commute to the CBD

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ADDITIONAL DETAIL

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|---------------|----------------------|
| Council Rates | \$289/qtr (approx) |
| Strata Fees | \$1,094/qtr (approx) |
| Water Rates | \$171/qtr (approx) |
| Type | Apartment |
| Sold Date | 08/01/2019 |

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SECURITY CARSPACE



| APPROXIMATE AREAS | |
|----------------------|-----------|
| Internal Floor/space | 50sqm |
| Parking | 14sqm |
| Balcony | 4sqm |
| Total | 68sqm |
| OUTGOINGS | |
| Council Rates | \$289 pq |
| Water Rates | \$171 pq |
| Strata Rates | \$1094 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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