

# Rozelle

## 104/2-6 Margaret Street



Undisclosed

## Resort-style living meets village convenience

With its private entertainer's courtyard, oversized layout and access to superb resort-style facilities, this has got to be one of the best one-bedroom apartments on the market. Set in the acclaimed Balmain Shores foreshore precinct, 200m to Union Square's eat street, day spas and gourmet delis, the first floor apartment offers 75sqm of indoor/outdoor living space and convenient internal access to undercover parking. Stroll down to waterfront parkland and the Bay Run, relax by the pool and soak up the sunshine or work up a sweat in the on-site gym.

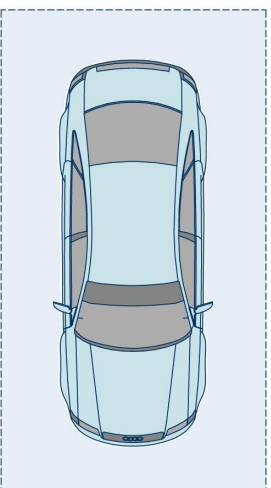
- Secure block with a boutique entry shared by 4 apartments
- Double bedroom with built-in robes opens out to a balcony
- Modern gas kitchen with integrated appliances, reverse air
- Glass-fronted living and dining with an easy in/outdoor flow
- Private 18sqm approx entertainer's courtyard, leafy outlook
- Fresh contemporary bathroom, separate internal laundry



### ADDITIONAL DETAIL

Council Rates	\$310/qtr (approx)
Strata Fees	\$949/qtr (approx)
Water Rates	\$147/qtr (approx)
Type	Apartment
Sold Date	27/11/2020

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SECURITY CARSPACE

APPROXIMATE AREAS	
Internal Floorpace	52sqm
Parking	14sqm
External	29sqm
<b>Total</b>	<b>95sqm</b>
OUTGOINGS	
Council Rates	\$310 pq
Water Rates	\$147 pq
Strata Rates	\$949 pq



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

cobden & hayson