

**102/1 Warayama Place, Rozelle, NSW 2039**

**CENTURY 21**

**Apartment For Sale**

Wednesday, 31 January 2024

102/1 Warayama Place, Rozelle, NSW 2039

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 133 m2**

**Type: Apartment**



Jhonny Amorim  
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**For Sale - Guide: \$1,600,000**

Offering a ground floor position, in the Regatta building within the well-kept Balmain Shores complex, is the idyllic home for downsizers or anyone looking for the lifestyle appeal and the convenience Balmain Shores has to offer. Enjoy access to resort style amenities including indoor heated lap pool, outdoor plunge pool, well equipped gymnasium, spa & saunas. The complex is managed by a dedicated facilities management office located on site to ensure the smooth operation of this sensational complex. This is a unique opportunity to purchase a generous open plan two bedroom apartment with a large 23m<sup>2</sup> wrap around balcony with a leafy outlook and some harbour views. Property features include;- Spacious open plan living and dining areas- Large wrap around balcony, with a leafy outlook and some harbour views- Functional kitchen with stone benchtops, gas cooktop, oven, rangehood & dishwasher- Master bedroom with large mirrored wardrobe and ensuite bathroom- Spacious second bedroom with built-in wardrobe- Main bathroom with bathtub- Internal laundry with tub and dryer- Security intercom and linen cupboard- 22m<sup>2</sup> basement parking with lift access- Only a moments stroll to the bay run, neighbourhood cafes & shops, local schools and express public transport- Pet friendly (subject to strata approval)- 133m<sup>2</sup> total on title QUARTERLY OUTGOINGS: Strata Levies \$1508.79 Council Rates \$353.00 Water Rates \$175.32