

**16 Waragal Avenue (Entry via Terry Street), Rozelle,  
NSW 2039**



**House For Sale**

Friday, 22 March 2024

16 Waragal Avenue (Entry via Terry Street), Rozelle, NSW 2039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Levy  
0419177277



Mini Nutt  
0450120555

## Auction

Within the 'Balmain Cove' waterfront precinct just footsteps from foreshore parklands, this spacious 201sqm Torrens title residence offers a haven of space, light and relaxed living over three north facing levels in one of the area's most sought-after developments. The home is accessible from both Waragal Avenue and Terry Street, with multiple balconies and the flexibility of four bedrooms or three plus an office featuring independent entry. Complete with water glimpses from the master bedroom, it's perfectly positioned close to Union Place shops and within 5 minutes walk of Darling Street and Rozelle Public School. Features include: \* Open living and dining flows to a north terrace\* Granite kitchen has quality appliances and gas \* Guest bedroom or office with private entrance \* Two of the bedrooms each have own balcony\* Master balcony enjoys glimpses of the water \* Ensuite, full main bathroom and guest powder \* Air conditioning to living and master bedroom \* Internal laundry including a dryer and storage\* Auto tandem garage featuring internal access and storage\* Outdoor swimming pool, spa, sauna and gym\* Entrance via Terry StreetINSPECT: Saturday & Wednesday 10.00 - 10.30AMAUCTION: Saturday 13 April, On Site at 3.00pm (unless sold prior)DETAILS: Michael Levy on 0419 177 277 or Mini Nutt on 0450 120 555If you are currently not in a position to purchase and need to sell first, I would be more than happy to provide you with a confidential, no obligation market appraisal for your property. Please do not hesitate to call me on 0419 177 277 for a refreshing, personalised approach to selling real estate.