

# 201/30 Warayama Place, Rozelle, NSW 2039

## Sold Apartment

Sunday, 15 October 2023

201/30 Warayama Place, Rozelle, NSW 2039

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 128 m2**

**Type: Apartment**



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## Contact agent

Situated in the prized 'Balmain Shores' complex, this elevated apartment offers spacious and private interiors that flow onto a 20sqm covered entertainer's balcony taking water glimpses and enjoying a sun-filled north-easterly aspect. Residents have access to first class resort style amenities including a modern well-equipped gymnasium, heated indoor lap pool, outdoor plunge pool, spa & saunas. It's also on the door step of Bridgewater Park and the popular 'Bay Run' offering over 8kms of walkways/cycleways along the harbour foreshore, and is only a short stroll from local cafes & eateries, Fruitologist and express public transport. **PROPERTY FEATURES:-** Oversized 20sqm entertainer's balcony taking in a sun-filled north-easterly aspect- Private & leafy outlook from every room with a seamless indoor/outdoor flow- Spacious open plan design set over 93sqm internally - Modern, sleek designer kitchen with stainless steel appliances including gas cooktop, oven, rangehood and dishwasher with ample storage - Reverse cycle air-conditioning to the living - Two spacious bedrooms with built-in wardrobes. Master bedroom features a walk-in wardrobe and en-suite - Main bathroom features shower over bath- Separate internal laundry with clothes dryer- Secure undercover car space with storage potential- Security building with fob access, video intercom, lift access and on-site building manager - Access to resort style facilities including indoor heated lap pool, outdoor plunge pool, well equipped gymnasium, spa & saunas- Pet friendly complex - Neighbourhood gourmet grocer & cafe, barber, day spa, wine shop & a selection of other fine restaurants- A short stroll from Rozelle village, schools & express public transport to the CBD **CONTRACT & COMPLIMENTARY STRATA REPORT AVAILABLE ON REQUEST** Balmain Realty "Real Estate Solutions for the Balmain Peninsula & Inner West"(Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent).