

209/1 Nagurra Place, Rozelle, NSW 2039

Apartment For Sale

Friday, 2 February 2024

209/1 Nagurra Place, Rozelle, NSW 2039

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: Apartment



Scott Robertson
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Nick Van Venrooy
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For Sale - Buyers Guide \$1,075,000

This location is without doubt one of the picks on the entire Balmain Peninsula with easy access to local shops, cafes, express city transport, and only a moments stroll to the harbour foreshore with an abundance of parkland & the popular Bay Run. Set within the highly sought after 'Union Balmain' complex, this modern one bedroom apartment with additional home office/ study, features cutting-edge architecture and quality appointments throughout. Ideal first home, city bolt-hole or ready made investment, currently leased at \$700 per week. PROPERTY FEATURES: - Opulent finishes including wide American Oak floors throughout the living with plush carpet in the bedroom- Generous open plan living with light-filled interiors that open onto a large covered balcony- Separate home office/ study area with built-in desk- LED lighting, slimline roller blinds, ducted air-conditioning & Haiku ceiling fans- Functional kitchen with stone benchtops and LED strip lighting, large pantry, gas cooktop, oven, ducted rangehood, microwave & dishwasher- Large bedroom featuring built-in wardrobes and direct access onto the balcony- Stylishly appointed bathroom with floor to ceiling tiling, mirrored cabinetry and large walk-in shower- Separate internal laundry with clothes dryer & washing machine- Secure undercover car space with lock-up storage cage- Additional 6sqm storage cage on title - Level walk-in to building with lift access to apartment & basement parking, security fob access and video intercom, visitor parking, and an on-site building manager- Situated on level 2 of 6 levels- Pet friendly complex- Award winning 5 Star Green Star multi-residential building- Access to exclusive rooftop terrace taking city skyline & harbour views, BBQ facilities & communal vegetable garden- On-site gourmet grocer & cafe, barber, day spa, bottle shop and a selection of restaurants- Only a moments stroll from express public transport, The Bay Run, Bridgewater Park & the harbour foreshore along with Darling Streets array of cafes, restaurants, pubs & boutique shops 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)