

305/9 Yara Avenue, Rozelle, NSW 2039

BALMAINRealty

Apartment For Sale

Monday, 29 January 2024

305/9 Yara Avenue, Rozelle, NSW 2039

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 112 m2

Type: Apartment



Scott Robertson
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Nick Van Venrooy
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For Sale - Buyers Guide \$1,450,000 - \$1,550,000

Situated in the prized 'Balmain Shores' complex, this top floor apartment features recently renovated interiors and offers spacious open plan interiors that flow onto a covered entertainer's balcony with a leafy outlook. 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, the Fruitologist and express public transport. **PROPERTY FEATURES:-** Fully renovated kitchen with breakfast bar, ample storage space and Bosch appliances including induction cooktop, oven, rangehood & dishwasher - Opulent finishes throughout with timber flooring, plantation shutters and slimline roller blinds, LED lighting, split system reverse cycle air-conditioning to the living and ceiling fans in the bedrooms- 10sqm covered balcony taking in a sun-filled north-westerly aspect- Spacious open plan interiors with built-in cabinetry to the dining- Private & leafy outlook from every room- Two spacious bedrooms. The master bedroom features a walk-in wardrobe and en-suite bathroom with separate shower & bath tub- Two fully renovated bathrooms with sleek designer finishes- Separate internal laundry with clothes dryer and wash tub- Secure undercover car space with above bonnet storage box - Security building with fob access, intercom 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 fabulous 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).