

306/31 Margaret Street, Rozelle, NSW 2039

BALMAINRealty

Apartment For Sale

Wednesday, 22 November 2023

306/31 Margaret Street, Rozelle, NSW 2039

Bedrooms: 1

Bathrooms: 1

Area: 75 m2

Type: Apartment



Scott Robertson
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Nick Van Venrooy
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Buyers Guide \$750,000

Set within the tightly held 'The Moorings' building of the waterside Balmain Shores complex, this one bedroom apartment offers stylishly appointed interiors with timber flooring throughout, and spacious open plan living that open out to an oversized entertainer's courtyard set over an impressive 25sqm. Residents have access to a number of resort like amenities including a heated indoor lap pool, outdoor plunge pool, spa, saunas and a well equipped gymnasium, with the added benefit of being on the doorstep of the Bay Run with an abundance of waterfront parkland to enjoy the outdoor lifestyle that this location has to offer. Ideal first home, city bolt hole, or ready made investment currently leased at \$600 p/w until August 2024. PROPERTY FEATURES:- Spacious open plan living/dining with timber flooring that flows onto the courtyard- Modern kitchen featuring stone benchtops and large breakfast bar, with stainless steel appliances including gas cooktop, oven, rangehood & dishwasher, plus a pull out pantry and storage cupboard - Well appointed bedroom featuring a built-in wardrobe- Stylishly appointed bathroom with tiling from floor to ceiling- Separate internal laundry with clothes dryer & laundry tub- Set within a well-maintained and tightly held building, featuring lift access to the basement offering push bike storage and direct access to the waterfront, security access with intercom, visitor parking, EV charging stations & on-site building manager- Access to resort style amenities including a heated indoor lap pool, outdoor plunge pool, spa, saunas & well equipped gymnasium- Only a moments stroll to neighbourhood cafes & shops, local schools and express public transport- Pet friendly complex 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).