

**505/26 Warayama Place, Rozelle, NSW 2039**

**BALMAIN**Realty

**Sold Apartment**

Friday, 17 November 2023

505/26 Warayama Place, Rozelle, NSW 2039

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 123 m2**

**Type: Apartment**



Scott Robertson  
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**\$1,600,000**

Situated within the prized 'Balmain Shores' complex, this elevated, top floor apartment offers spacious and private interiors that flow onto a covered north facing balcony taking in water views toward Cockatoo Island and beyond. 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:-** Freshly painted interiors and plush new carpet throughout- Spacious open plan living and dining that flows onto a private and covered balcony which takes in exceptional water views - Functional kitchen featuring granite benchtops, large pantry, and stainless steel appliances including gas cooktop, oven, rangehood and dishwasher- Air-conditioning to the living, ceiling fans in the bedrooms & plantation shutters - Two spacious bedrooms with built-in wardrobes. Master bedroom features en-suite- Main bathroom features bath- Separate internal laundry with clothes dryer and linen cupboard- Two secure undercover car spaces (side-by-side), one with a double height storage box unit- Top floor position, situated on the 5th floor- Security building with electronic fob access and intercom, lift access to apartment and basement parking, with a dedicated 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).