

# 513/9 Warayama Place, Rozelle, NSW 2039

## Sold Apartment

Saturday, 24 February 2024

513/9 Warayama Place, Rozelle, NSW 2039

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Apartment**



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**\$820,000**

This privately positioned studio apartment found within the highly sought after 'Balmain Shores' complex offers recently refurbished interiors that open to a sun-drenched north-east facing balcony with a leafy outlook over Bridgewater Park. Residents of the complex have access to a number of resort like amenities as well as being convenient access to the Bay Run, neighbourhood cafes & restaurants with express city transport only a short stroll from your doorstep. Ideal first home or investment opportunity with strong rental demand, with an estimated rental return of \$575 - \$600 p/w.

**PROPERTY FEATURES:** - Spacious open plan layout that opens onto a private sun-drenched balcony with water views and park outlook- Highly desirable top floor position- Light and bright interiors with timber flooring and brand-new plush carpet in the bedroom area- Reverse cycle air-conditioning - Gourmet kitchen featuring granite benchtops & appliances including gas cooktop, oven, rangehood, dishwasher & refrigerator - Generous well-defined bedroom area separated from the living by the kitchen, complete with mirrored built-in wardrobes and plantation shutters for added privacy - Stylishly appointed bathroom combined with internal laundry featuring wash tub & clothes dryer- Secure undercover car space with an above bonnet storage box- Security building lift access, level walk- in access to building, security fob access and intercom, with a dedicated on-site building manager- Access to resort style amenities including heated indoor lap pool, outdoor plunge pool, spa, saunas & modern well-equipped gymnasium- A moments stroll to express public transport, the Bay Run, Bridgewater Park & the harbour foreshore along with Darling Streets array of cafes, restaurants, pubs, wine bars & boutique shops- 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)