

**504/3 Nagurra Place, Rozelle, NSW, 2039**

**BALMAIN**Realty

**Apartment For Sale**

Tuesday, 13 August 2024

504/3 Nagurra Place, Rozelle, NSW, 2039

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## **Elevated Terrace Style Apartment featuring North Facing Sun-Filled Living with Water Views, Home Office, Secure Parking & Storage Cage**

Situated within the award winning 'Union Balmain' complex completed in late 2015, this terrace style apartment features magnificent light-filled interiors that flow to a sun-filled north facing balcony with water and district views.

Residents can enjoy access to the exclusive rooftop terrace taking in city skyline & harbour views, with BBQ facilities, communal vegetable garden with the convenience of an on-site gourmet grocer & cafe, barber, day spa, wine shop, and a selection of restaurants.

### **PROPERTY FEATURES:**

- Generous open plan living and dining space that opens onto a sun-drenched balcony with retractable privacy screens
- Opulent finishes throughout including American Oak flooring and plush carpet in the bedrooms, custom cabinetry in the living with TV, LED lighting, ducted air-conditioning, Haiku ceiling fans, curtains, and roller blinds
- Stylish kitchen features stone benchtops and island bench with breakfast bar, pantry, gas cooktop, oven, ducted rangehood, microwave, refrigerator, and dishwasher
- The upper level can be accessed directly from the lift, which accommodates the kitchen, living/dining, master bedroom with walk-in robe and en-suite
- The lower level accommodates a home office area with built-in desk and custom cabinetry, second bedroom, main bathroom, internal laundry with storage
- Secure undercover car space with a lock up storage cage
- Security building with lift access and level ramp access into the building, video intercom, garbage chute, undercover visitor parking & dedicated on-site building manager
- 5 Star Green Star multi-residential building & NBN ready, with award winning architecture & interiors by SJB Interiors
- Moments stroll to express public transport, the Bay Run, Bridgewater Park & the harbour foreshore along with Darling Streets array of cafes, restaurants, pubs, and boutique shops
- Pet friendly complex

**CONTRACT & STRATA INSPECTION 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)