

# VILLAGE PROPERTY



**303/104 Elliot Street Balmain NSW**

1 1 2

Available 19th June

Offered in an iconic harbourfront location at 'Harbourfront Balmain' development and only a stone's throw away to the water's edge. All living and bed rooms open onto a sundrenched North facing entertainer's balcony enjoying elevated views to the harbour. Opulence finishes, spacious interiors and unrivalled waterfront location combined to offer a luxurious lifestyle in one of Sydney's most desirable areas. Only 3 minutes drive to Woolworths Balmain for all your everyday grocery shopping and minutes away to Balmain village at your convenience. Short commute to the city CBD and ferry wharf just at your doorstep.

Lease periods 6-12 Months. No pets.

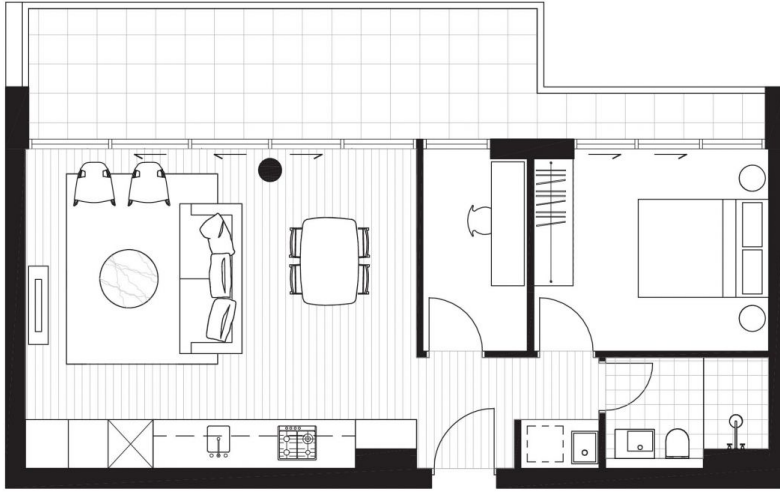
[For full version visit the website](#)

**Type** : Apartment

**View** : <https://www.villageproperty.com.au/lease/nsw/inner-west/balmain/residential/apartment/8016107>



**Alan Wang**  
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GLAZING: All glazing to balconies to be full height. All other glazing sills are located 700mm (approx.) above finished floor level unless noted otherwise.

DISCLAIMER: 1. Please note this layout plan was produced prior to construction. 2. The information in this plan is indicative only. 3. Changes may be made during construction with dimensions, risers, fixtures, fittings, finishes and specifications subject to change without notice in accordance with the provisions of the contract for sale. 4. The furniture and furnishings depicted are not included with any sale. Purchasers should refer to the list of inclusions within the contract for sale. 5. The position of the furniture and furnishings should not be taken to be indicative of final positions of power points, TV connection points and the like. 6. All graphics including fixtures, fittings, finishes, set outs, site layouts, balustrades and the like are indicative only. Bulkheads (including lowered ceiling) are not depicted. 7. All areas shown on this plan are indicative. All areas are subject to final survey. 8. This layout plan is not drawn to scale. 9. Purchasers must rely on their own enquiries. 10. Plan Revision 1 (October 2014)

# HARBOURFRONT

BALMAIN

LEVEL 3  
303

Park Avenue

1 BEDROOM + STUDY

APARTMENT

INTERNAL AREA	55 sqm
EXTERNAL AREA	18 sqm
<b>TOTAL AREA</b>	<b>73 sqm</b>



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