

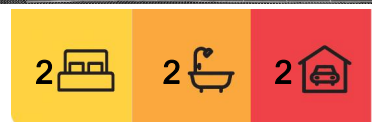
## Gordon, 432/3 McIntyre Street

North-Facing with an Expansive Study Room and 2 Car Spaces

Experience the perfect blend of modern comfort and convenience in this sunlit apartment, ideally positioned just moments from Gordon Centre, top schools, and public transport options.

Designed to capture an abundance of natural light, the North-facing living area flows effortlessly onto a private, covered balcony, offering a peaceful leafy outlook. The contemporary kitchen boasts stone benchtops, a breakfast bar, gas cooking, and quality appliances.

The accommodation is thoughtfully designed for comfort and privacy, with two generously sized bedrooms, each featuring built-in wardrobes. The master retreat enjoys its own ensuite, fit with a separate bath and shower, creating a peaceful sanctuary. An oversized study room enhances the home's versatility, perfect as a dedicated home office, or even a



**For Lease**  
Deposit Taken

**View**  
By Appointment

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**LJ Hooker Gordon**  
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3rd bed for guest.

Additional highlights include split air conditioning systems for year-round comfort, a secure building with intercom and lift access, and access to an on-site gym & sauna. The apartment also comes with two designated side-by-side car spaces and a secure storage unit.

#### Property Features:

- Open-plan living and dining connecting to a covered private balcony
- North-facing aspect, ensuring bright & airy interiors throughout the day
- Modern kitchen with stone benchtops and quality appliances
- Large bedrooms with built-ins, master ensuite with a shower & bath
- Oversized study room, perfect for work-from-home or as guest bedroom
- Internal laundry room, air conditioning throughout, lift access
- Access to an on-site gym and sauna, landscaped communal spaces
- Two side-by-side car spaces and a separate lock-up storage unit

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

Property ID	SY9HJX
Property Type	Apartment
Including	Study Gym

#### Kenny Gong 0456 887 000

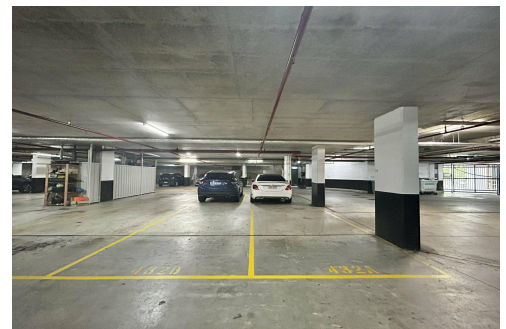
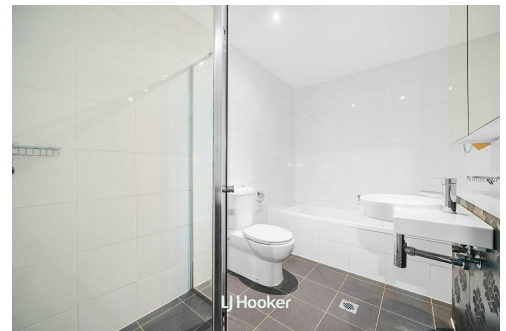
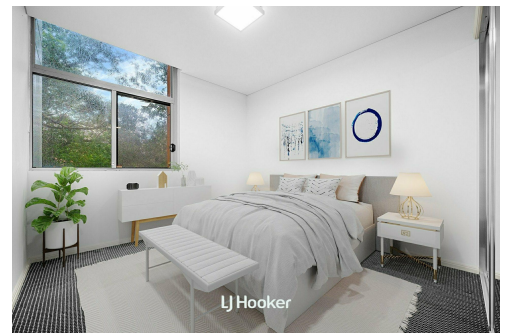
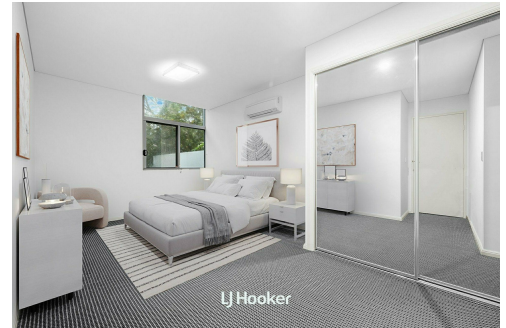
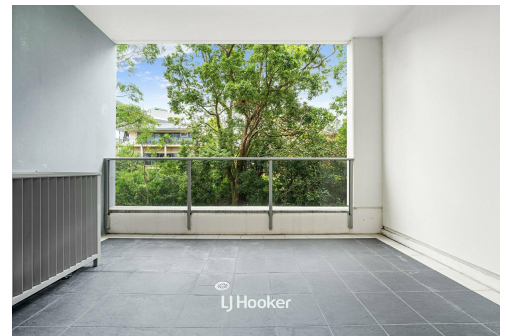
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432/3 McIntyre Street, Gordon, NSW 2072

Internal & Balcony	101m <sup>2</sup> (Approx.)
Car space & Storage	28m <sup>2</sup> (Approx.)
Total	129m <sup>2</sup> (Approx.)



STORAGE  
(NOT IN POSITION)



DOUBLE CAR SPACES  
(NOT IN POSITION)



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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