

10/183 St Johns Avenue, Gordon

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## North Facing, Sun Drenched & Ultra Spacious with a Private Resort Lifestyle

**FOR SALE**  
SOLD within One Week

### AGENTS

Kenny Gong  
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### AGENCY

LJ Hooker Gordon  
(02) 9496 8000

Nestled within a tightly held boutique complex, this oversized, north-facing apartment enjoys a tranquil outlook across beautifully landscaped gardens while being moments from exceptional amenities, including two tennis courts and an in-ground swimming pool. Thoughtfully updated, the home is bathed in natural light and offers a wonderful sense of privacy, complemented by expansive indoor and outdoor living zones.

Designed to maximise light and space, the open-plan living and dining area extends effortlessly to a generously sized, sun-filled entertainer's balcony framed by leafy garden vistas. The contemporary kitchen is both functional and inviting, featuring ample bench space, Bosch appliances and a large eat-in area ideal for relaxed family meals.

Accommodation is equally impressive, with two well-proportioned bedrooms fitted with built-in wardrobes. The oversized master retreat is enhanced by a fully renovated, tiled ensuite and direct access to the balcony, creating a peaceful private sanctuary. A stylish renovated main bathroom and a powder room add further comfort and

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 **LJ Hooker**

convenience.

Comfort is assured year-round secure building access, and the rare inclusion of a two-car lock-up garage.

Residents enjoy a true resort-style lifestyle, surrounded by manicured gardens and lawns, with access to two tennis courts, swimming pool, and a residents' clubhouse available for private functions and gatherings.

Ideally positioned, the apartment is just a short stroll via a pedestrian walkway to Killara Public School and preschool, within the sought-after Killara High School catchment, and close to the prestigious Ravenswood School for Girls.

#### Property features:

- Expansive living and dining opening to a entertainer's balcony
- Spacious and modern eat-in kitchen with gas cooking
- Two bright, generously sized bedrooms, both with built-in wardrobes
- Well-appointed bathrooms complemented by a separate powder room
- Gas connection, air conditioning and year-round comfort
- Internal laundry, quality blinds and ample storage throughout
- Double lock-up garage with secure building access
- Resort-style facilities including pool, two tennis courts & clubhouse

#### Location benefits:

- Killara Public School 700m approx. walk
- Pre-school and day-care 700m approx. walk
- Gordon Golf Club 1.3km approx.
- Close to Ravenswood School for Girls
- Short stroll to beautiful nature walks

#### Outgoings:

Strata: \$2,051 p.q (approx.)

Council: \$409 p.q (approx.)

Water: \$204 p.q (approx.)

**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 DETAILS

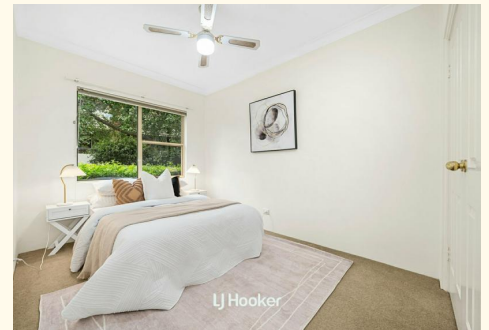
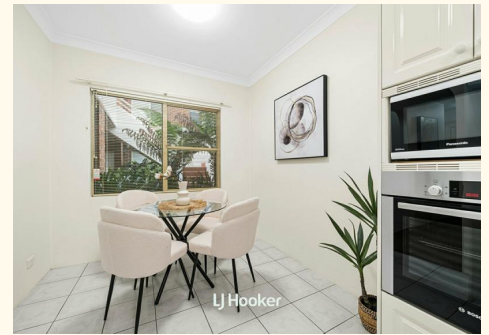
Property ID	T7QHJX
Property Type	Apartment
House Size	161 m2
Including	Toilets (2)

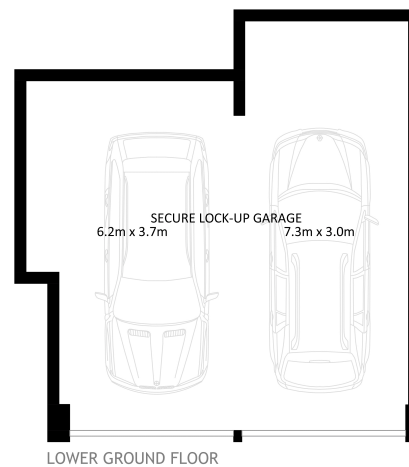
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INTERNAL AREA APPROX. 103m<sup>2</sup>  
BALCONY AREA APPROX. 13m<sup>2</sup>  
GARAGE AREA APPROX. 45m<sup>2</sup>  
TOTAL AREA APPROX. 161m<sup>2</sup>



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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

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