






103/27 Merriwa Street, Gordon

1  2  1 

## Prized North-Facing Apartment with Large Study Room/2nd Bed

Soaked in prized north-facing sunlight, this modern and spacious apartment is quietly positioned in a leafy street and presents a superb opportunity for buyers seeking light, comfort and everyday convenience.

Open-plan living and dining areas are light-filled and flow seamlessly to a covered balcony with leafy outlooks, creating a relaxed setting for both entertaining and everyday living. The modern kitchen is equipped with gas cooking, quality appliances and with a dedicated pantry.

The thoughtfully designed layout reveals a generous bedroom with built-in wardrobes and a private ensuite, complemented by a large, separately enclosed study. With the ability to transform effortlessly into a second bedroom, nursery or dedicated home office, this adaptable space enhances the home's sense of flexibility and ease.

Additional highlights include secure basement parking, a dedicated storage cage, lift access and intercom entry within a well-maintained modern complex.

**FOR SALE**  
\$740,000 For Sale

**VIEW**  
Sat 13th Jun @ 10:15AM - 10:40AM

**AGENTS**  
Kenny Gong  
0456 887 000  
kgong@ljhookergordon.com.au

**AGENCY**  
LJ Hooker Gordon  
(02) 9496 8000

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Positioned within the Gordon West Public School and Killara High School catchments and close to highly regarded private schools including Ravenswood, PLC, Knox Grammar and Pymble Ladies College, the apartment is also moments from rail, shops and popular cafes. An ideal choice for first home buyers, downsizers or investors seeking a bright, low-maintenance home with outstanding versatility.

#### Property Features:

- Prized north-facing aspect with abundant natural light throughout
- Quiet, leafy street position offering comfort and everyday ease
- Open-plan living & dining flowing to balcony with leafy outlooks
- Modern kitchen with gas cooking, quality appliances, dedicated pantry
- Generous bedroom with built-in wardrobes and private ensuite
- Large enclosed study ideal as a second bedroom, or home office
- Two contemporary bathrooms for added comfort and functionality
- Secure basement car space plus dedicated storage cage
- Lift access and intercom within a well-maintained modern complex
- Gordon West Public & Killara High catchments, close to private schools
- Moments to Gordon Station, Gordon Centre, cafes, restaurants

#### Outgoings:

Strata: \$1,435 p.q (approx.)

Council: \$394 p.q (approx.)

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

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be 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 relied upon by a third party without the expressed written permission of LJ Hooker Gordon.

## MORE DETAILS

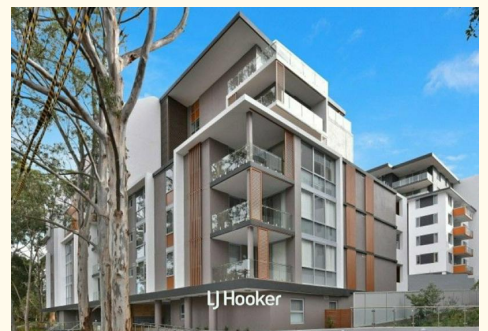
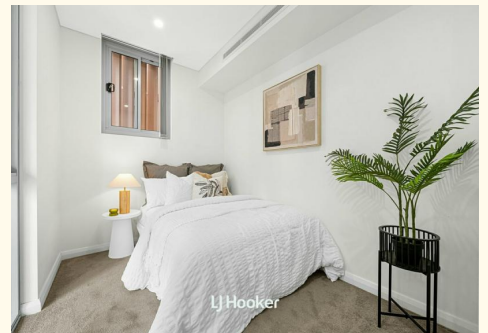
Property ID	T6ZHJX
Property Type	Apartment
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Intercom Balcony Built-in-Robes

**Kenny Gong 0456 887 000**

Managing Director | Sales Executive | [kgong@ljhookergordon.com.au](mailto:kgong@ljhookergordon.com.au)

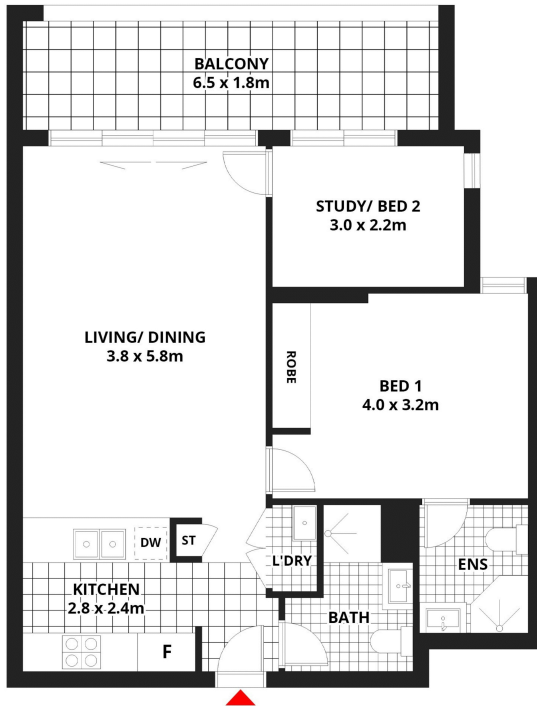
**LJ Hooker Gordon (02) 9496 8000**

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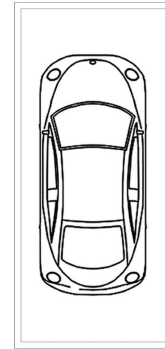


## 103/27 Merriwa Street, Gordon NSW 2072

Internal & Balcony	71sqm (approx.)
Car Space & Storage	14sqm (approx.)
Total	85sqm (approx.)



STORAGE  
(NOT IN POSITION)



SECURE CAR SPACE  
(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.

LJ Hooker Gordon

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