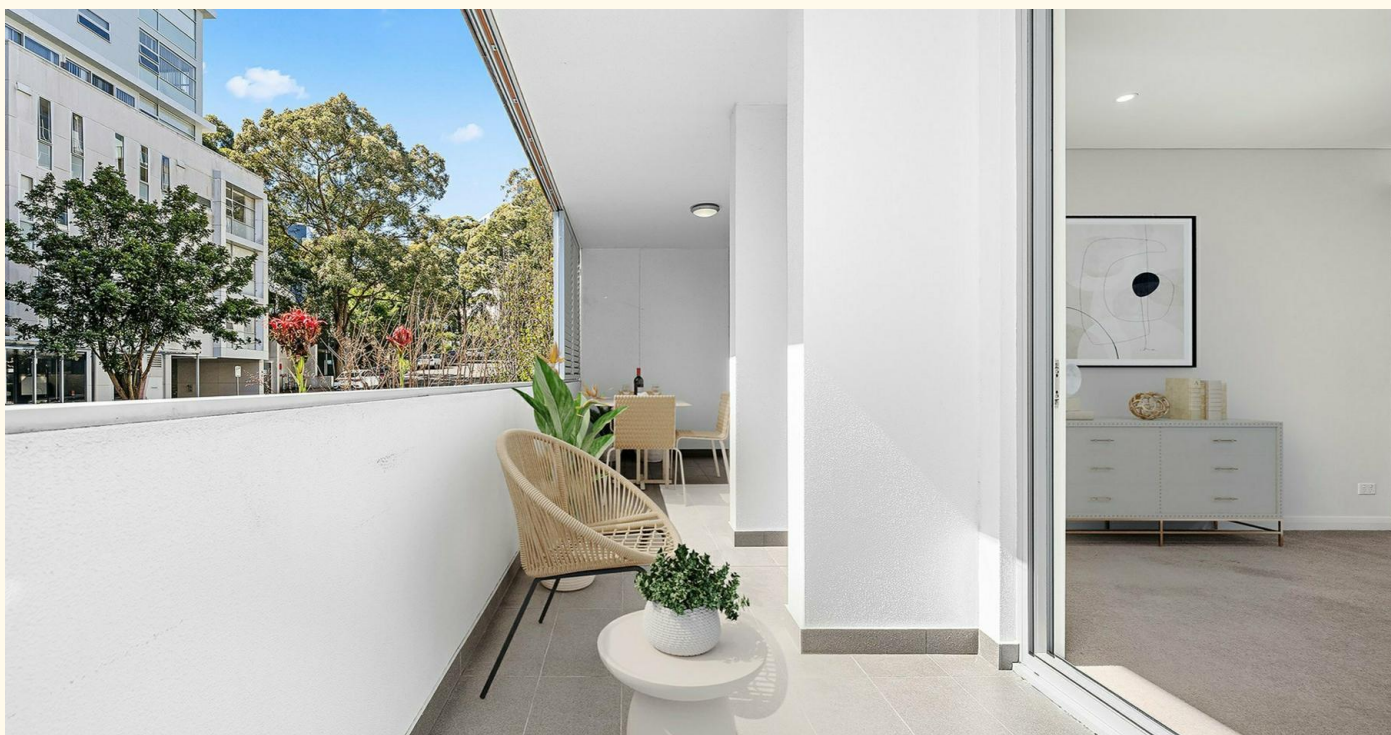
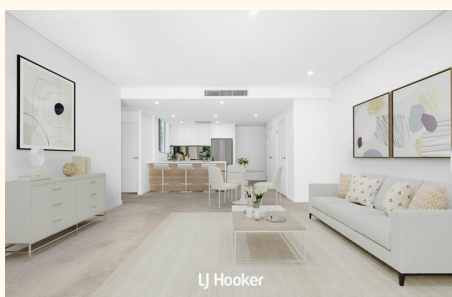




LJ Hooker



LJ Hooker



LJ Hooker

109/71 Ridge Street, Gordon

Spacious North Facing Home with a Expansive Entertainer's Balcony in a Prime Gordon Setting

Bathed in natural light from its prized north-facing aspect, this spacious one-bedroom apartment combines generous proportions, comfortable modern living and exceptional convenience in one of Gordon's most sought-after locations. With the bedroom, living area and expansive balcony all enjoying a sunny northern outlook, the home offers a bright and welcoming atmosphere throughout.

The generous north facing living and dining area flows effortlessly onto a expansive covered balcony, creating an impressive extension of the living space and an ideal setting for relaxing, entertaining or outdoor dining. A well-appointed gas kitchen with an east-facing window complements the spacious layout, while the generously sized bedroom enjoys excellent natural light and convenient access to the bathroom.

Positioned within the sought-after Gordon West Public School and Turramurra High School catchments, this superb residence is only a

1 1 1

AUCTION

Sat 17th Oct @ 12:00PM

VIEW

Sat 26th Sep @ 10:30AM - 11:00AM

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.



short stroll to Gordon Station, local shops, cafes and everyday conveniences.

Features:

- Spacious north-facing open-plan living and dining
- Expansive covered balcony ideal for entertaining and outdoor dining
- Generous north-facing bedroom with excellent natural light
- Well-appointed gas kitchen with east-facing window for natural lights & ample storage
- Modern bathroom and convenient internal laundry
- Ducted A/C throughout, video intercom, car space
- Gordon West Public School bus stop at the building entrance
- Within Gordon West Public and Turrumurra High School catchments
- Easy walk to Gordon Station, village shops, cafes and restaurants

- Some images have been virtually styled.

Outgoings:

Strata: \$1,509p.q (approx.)

Council: \$433 p.q (approx.)

Water: \$216 p.q (approx.)

- Rates are subject to change at any time. Interested persons must rely on their own enquiries.

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

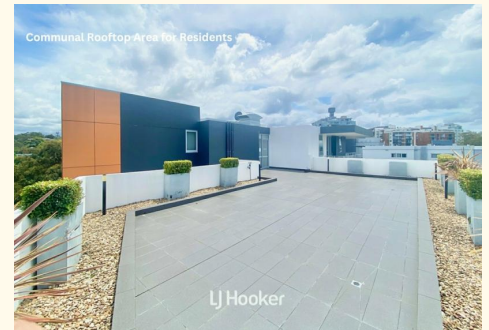
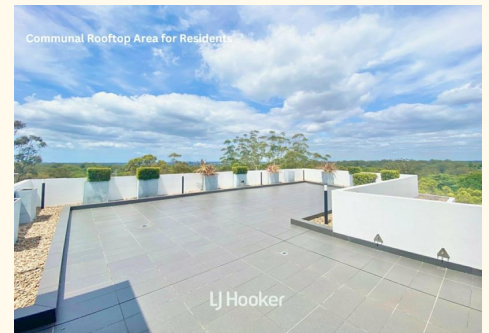
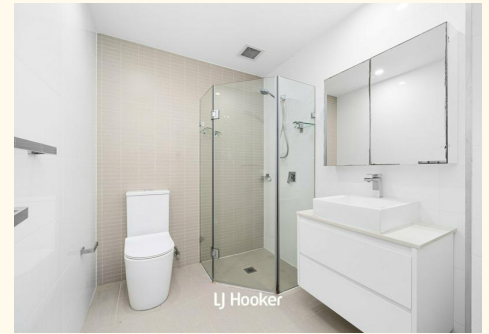
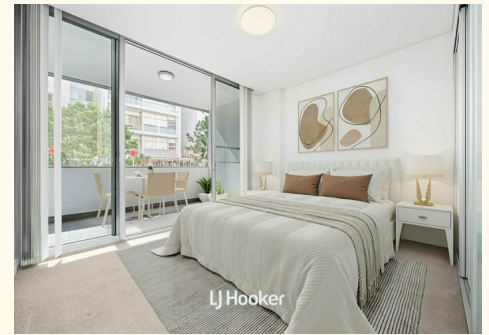
Property ID	TH3HJX
Property Type	Apartment
Including	Toilets (1)

Kenny Gong 0456 887 000

Managing Director | Sales Executive | kgong@ljhookergordon.com.au

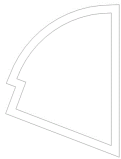
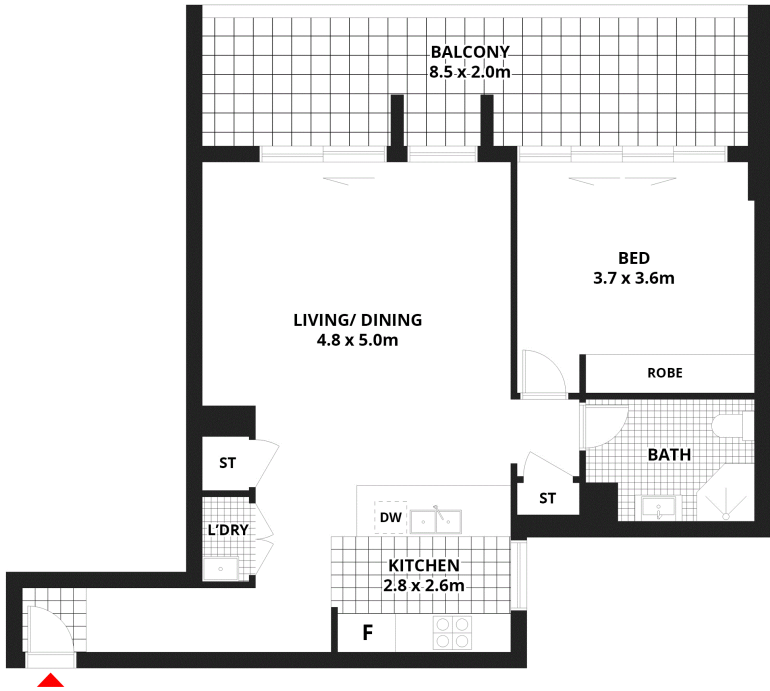
LJ Hooker Gordon (02) 9496 8000

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072
gordon.ljhooker.com.au | reception@ljhookergordon.com.au



109/71 Ridge Street, Gordon NSW 2072

Internal & Balcony	77m ² (Approx.)
Garage & Storage	17m ² (Approx.)
Total	94m ² (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.

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