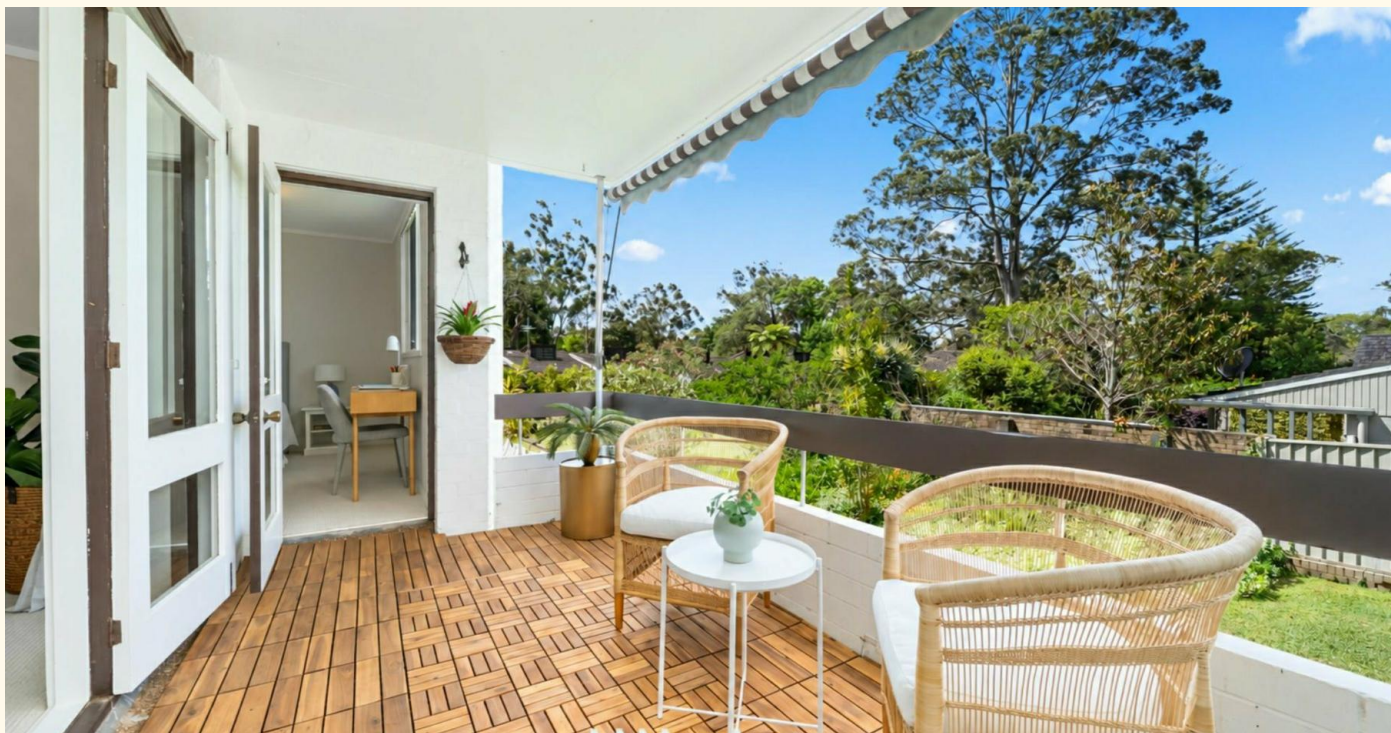




15/61-63 Werona Avenue, Gordon

## Peaceful, Sunlit Living with Leafy Outlooks - Walk to Station

Positioned within the well-maintained Hazelwood complex, this north-east facing home offers a peaceful sanctuary of sunshine, space and leafy surrounds, all while enjoying exceptional convenience directly opposite Gordon Station and close to the local shopping village. Quietly nestled amid established greenery, the residence combines a tranquil atmosphere with an enviable lifestyle of everyday ease.

Bathed in natural light, the spacious living and dining area flows through elegant double doors onto a generous sunlit balcony, where leafy vistas create a serene backdrop for relaxation. The well-appointed kitchen offers ample storage, a separate oven and cooktop, and a practical layout designed for effortless everyday living.

Privately positioned along a separate hallway, both bedrooms enjoy a welcome sense of separation from the main living spaces. The generously proportioned main bedroom features a full-length built-in wardrobe and a soothing leafy outlook. The bathroom features a full-sized bathtub and separate shower, complemented by an updated modern laundry with generous bench space and additional storage.

A large, 18sqm secure car space and convenient internal access

2 1 1

### AUCTION

Sat 12th Dec @ 12:00PM

### VIEW

Sat 31st Oct @ 10:15AM - 10:45AM

### AGENTS

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

Eugene Daley  
0412 362 291  
edaley@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.



completes the offering. Beyond the apartment, beautifully maintained communal gardens and expansive lawn areas enhance the sense of space and tranquillity, creating a leafy haven to return home to. With Gordon's transport connections, shopping village and local amenities just moments away, this inviting residence presents a rare balance of peaceful living, natural light and exceptional convenience.

#### Property Features:

- North-east facing with abundant natural light and leafy outlooks
- Ultra-quiet setting with spacious interiors and a tranquil atmosphere
- Generous living and dining area flowing onto a sunlit balcony
- Well-appointed kitchen with ample storage, oven and cooktop
- Bedrooms privately positioned along a separate hallway
- Spacious main bedroom featuring a full-length built-in wardrobe
- Bathroom featuring a full-sized bathtub and separate shower
- Updated modern internal laundry with additional storage
- Large 18sqm secure car space with convenient internal access
- Beautifully maintained gardens with established greenery
- Unbeatable location, opposite Gordon Station, just a few minutes walk
- Minutes to local cafes, shops, transport connections

**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 nor used by a third party without the expressed written permission of LJ Hooker Gordon.

#### MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | TKWHJX         |
| Property Type | Apartment      |
| House Size    | 111 m2         |
| Including     | Toilets (1)    |
|               | Balcony        |
|               | Built-in-Robes |

#### Kenny Gong 0456 887 000

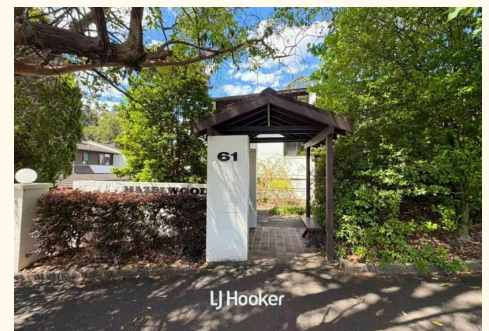
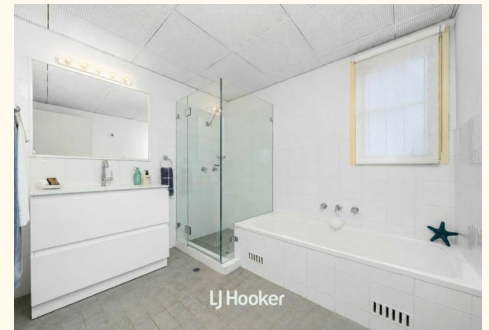
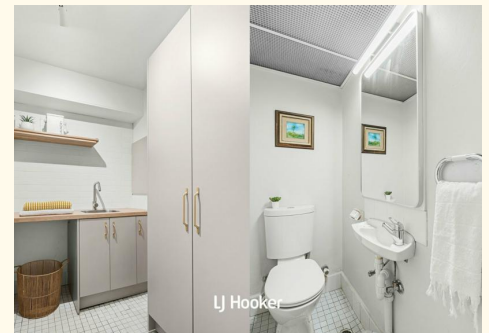
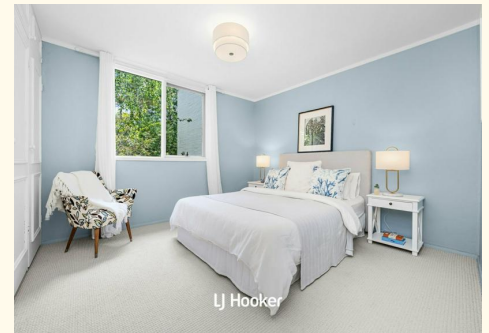
Managing Director | Sales Executive | [kgong@ljhookergordon.com.au](mailto:kgong@ljhookergordon.com.au)

#### Eugene Daley 0412 362 291

Sales Executive | [edaley@ljhookergordon.com.au](mailto:edaley@ljhookergordon.com.au)

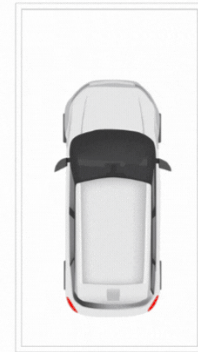
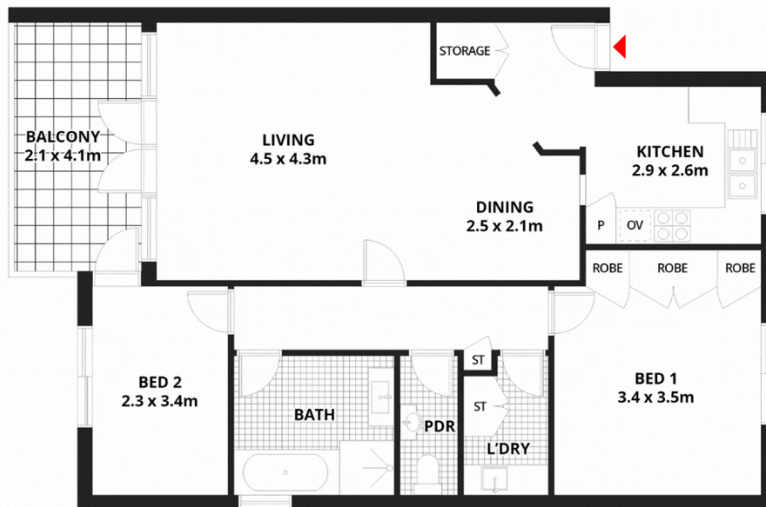
#### LJ Hooker Gordon (02) 9496 8000

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15/61-63 Werona Avenue, Gordon, NSW 2072

|                    |                                   |
|--------------------|-----------------------------------|
| Internal & Balcony | 93m <sup>2</sup> (Approx.)        |
| Car space          | 18m <sup>2</sup> (Approx.)        |
| <b>Total</b>       | <b>111m<sup>2</sup> (Approx.)</b> |



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