

## Gordon, 21/65A Werona Avenue

### Spacious Full Brick Home in Prime Location

Located in the heart of the North Shore, just a short 130m stroll to Gordon Station and 650m to Gordon Centre, this spacious and bright 2 bedroom apartment suits first home buyers and investors.

The oversized open plan living and dining open up to the balcony with lush, peaceful views.

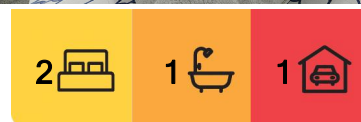
Both bedrooms with new carpets boast space and light with the large windows that overlook the leafy surrounds.

The kitchen includes ample storage, gas cooking and a window looking out to the sunny and lush northerly outlook.

Featuring ample storage spaces and garaged car space, this apartment is ready to move



**Disclaimer:** 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.



#### For Sale

Sold Prior to Auction for \$875,000

#### View

[ljhooker.com.au/SG3HJX](http://ljhooker.com.au/SG3HJX)

#### Contact

##### Kenny Gong

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##### Vicky Krdanian

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in and enjoy. A must to inspect for investors or first home buyers.

#### Property features:

- Located on the high floor of a boutique block with a leafy outlook
- Full brick and spacious with open plan living and dining areas
- Bright living area flowing out to a balcony with lush, peaceful views
- Spacious bedrooms with brand new carpets, and large windows
- Ultra-convenient location, short walk to Gordon station and shops
- Garaged car space and storage room provided
- Within Gordon East Public School and Killara High School catchments
- Ideal home with convenience for investors or first home buyers

#### Outgoings:

Strata: \$933 p.q. approx.

Council: \$361 p.q. approx.

Water: \$159 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 nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

<b>Property ID</b>	SG3HJX
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1)

#### Kenny Gong 0456 887 000

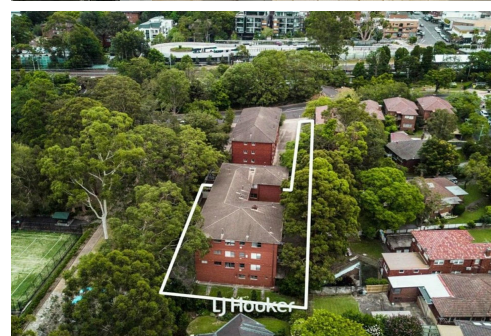
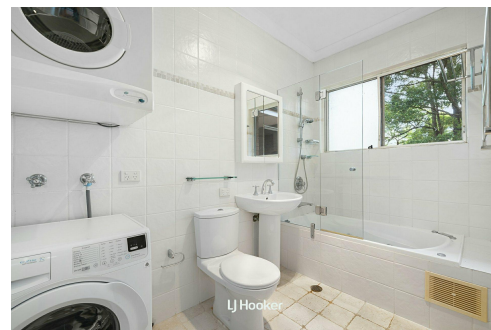
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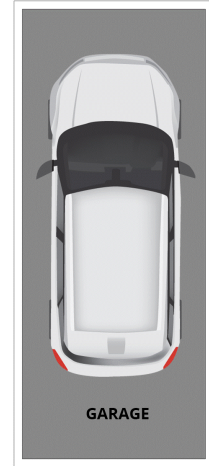
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Internal & Balcony	79.4m <sup>2</sup> (Approx.)
Garage & Storage	19.8m <sup>2</sup> (Approx.)
Total	99.2m <sup>2</sup> (Approx.)



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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