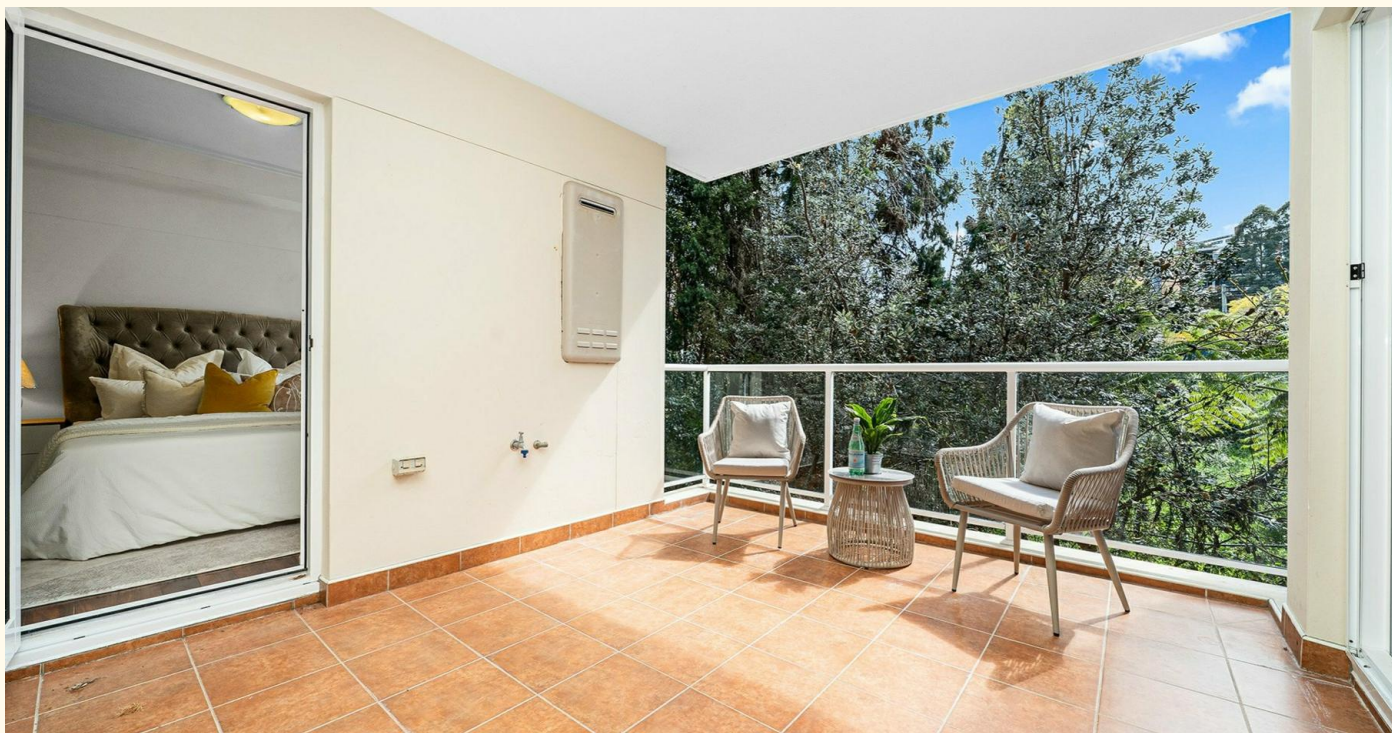


28/29-33 Dumaresq Street, Gordon

North-Facing with a Versatile Study Room or 3rd Bed

Enjoying a desirable north-facing aspect within a secure and well-maintained complex, this spacious two-bedroom plus a study room residence combines generous proportions, abundant natural light and excellent flexibility in the heart of Gordon. Enhanced by stylish floorboards throughout the living areas, the versatile layout also features a separate study room with its own door and window, offering excellent potential as a home office, guest room or additional bedroom.

The generous open-plan living and dining area enjoys excellent natural light from its northerly aspect, creating a bright and welcoming atmosphere for everyday living and entertaining. Flowing naturally to the balcony, the space provides an inviting connection between indoor and outdoor living, while the well-appointed kitchen offers practical functionality and ample storage.

Two well-proportioned bedrooms provide comfortable accommodation, with the master bedroom featuring a built-in wardrobe and private ensuite complete with a bathtub. The second bedroom is conveniently serviced by the main bathroom, providing a practical layout for families, couples or guests.

2 2 1

FOR SALE
\$900,000-\$950,000

VIEW
Sat 31st Oct @ 9:40AM - 10:05AM

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

A standout feature is the separate study room, complete with a door and window, providing valuable flexibility for working from home, accommodating guests or use as a potential third bedroom.

Additional features include an internal laundry, secure intercom entry and lift access, providing everyday convenience within this well-maintained complex.

Ideally positioned just a short stroll to Gordon Station, Gordon Centre, Woolworths, caf  s, restaurants and everyday amenities, the residence offers an excellent opportunity for young families, professionals and investors seeking space and flexibility in a highly convenient Gordon setting.

Property Features:

- Desirable north-facing aspect with excellent natural light
- Spacious open-plan living & dining with floorboards
- Separate study room with door & window, potential third bedroom
- Two well-proportioned bedrooms with built-in wardrobes
- Master bedroom with private ensuite & bathtub
- Two well-appointed bathrooms
- Practical kitchen with ample storage
- Internal laundry, secure intercom, lift access & Secure car space
- Short stroll to Gordon Centre, Gordon Station, caf  s & restaurants

Outgoings:

Strata: \$2,118 p.q (approx.)

Council: \$458 p.q (approx.)

Water: \$217 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 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	TH9HJX
Property Type	Apartment
Including	Study
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes

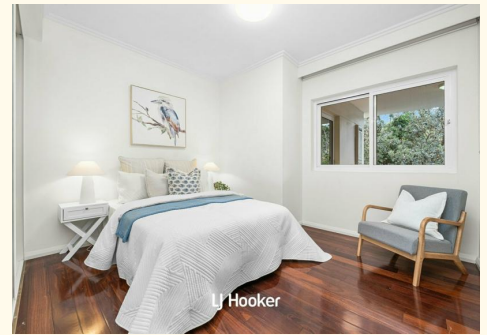
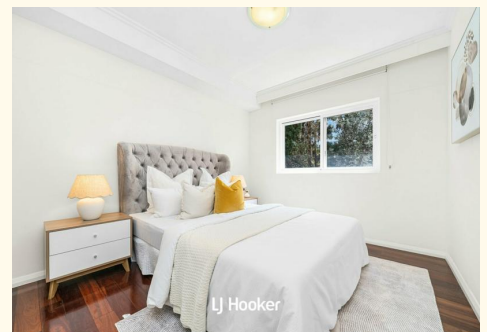
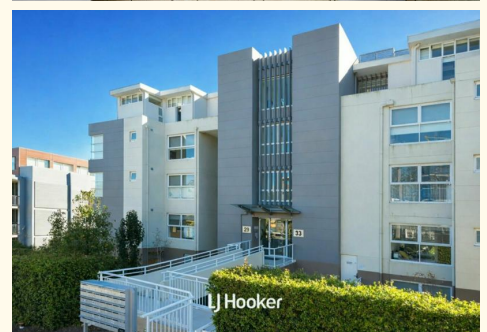
Kenny Gong 0456 887 000

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

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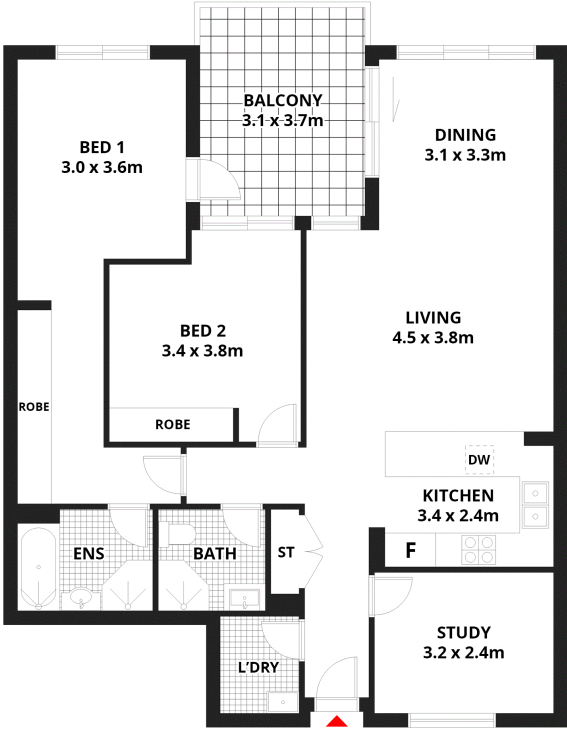
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072

gordon.ljhooker.com.au | reception@ljhookergordon.com.au



28/29-33 Dumaresq Street, Gordon, NSW 2072

Internal & Balcony	109m ² (Approx.)
Car space	15m ² (Approx.)
Total	124m ² (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.

LJ Hooker Gordon