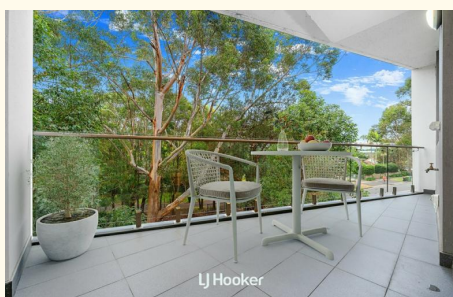


LJ Hooker



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301/25-27 Merriwa Street, Gordon

## Another One Sold Prior to Auction!

Spacious, Bright and Conveniently Located with a Large Study!




Set in a quiet tree-lined street, close to Gordon Station, local shops, and popular eateries, this elevated apartment offers exceptional convenience in one of the North Shore's most connected pockets.

The layout is generous and flexible, with a well-proportioned bedroom featuring built-in wardrobes and an ensuite, and a large separate study with doors that can easily function as a second bedroom or home office.

The open plan living and dining area flows seamlessly to a covered balcony with leafy views, while the kitchen is equipped with gas cooking and quality appliances. Two modern bathrooms add everyday comfort and practicality.

Enjoy a lifestyle of complete ease with basement parking and storage, lift access, and intercom entry within a modern, well-maintained complex.

Within the Killara High and Gordon West Public School catchments

1  2  1 

**FOR SALE**  
SOLD PRIOR TO AUCTION!

### AGENTS

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

Vicky Krdanian  
0490 719 847  
reception@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**

and close to prestigious private schools, such as Ravenswood, PLC, Knox Grammar and Pymble Ladies' College, all just a short drive or train ride away. It's a perfect choice for first home buyers, downsizers or investors seeking easy access to daily essentials, schools and transport.

**Property Features:**

- Peaceful yet central location near shops, cafes and transport
- Large separate study or versatile second bedroom
- Open plan living/dining flowing to private covered balcony
- Modern kitchen with gas cooking and premium appliances
- Two stylish bathrooms including master ensuite
- Basement car space, lift access and intercom entry
- Zoned for Killara High and Gordon West Public School
- Close to Ravenswood, PLC, Knox Grammar & Pymble Ladies' College

**Outgoings:**  
Strata: \$1,390 p.q (approx.)  
Council: \$369 p.q (approx.)  
Water: \$169 p.q (approx.)

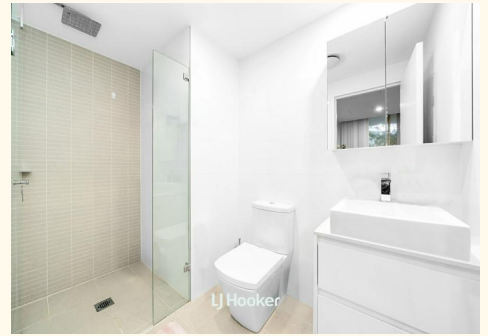
**DISCLAIMER:** All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

**MORE DETAILS**

Property ID	T19HJX
Property Type	Apartment
House Size	82 m2
Including	Ensuite Study 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)  
**Vicky Krdanian 0490 719 847**  
Sales Associate | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)

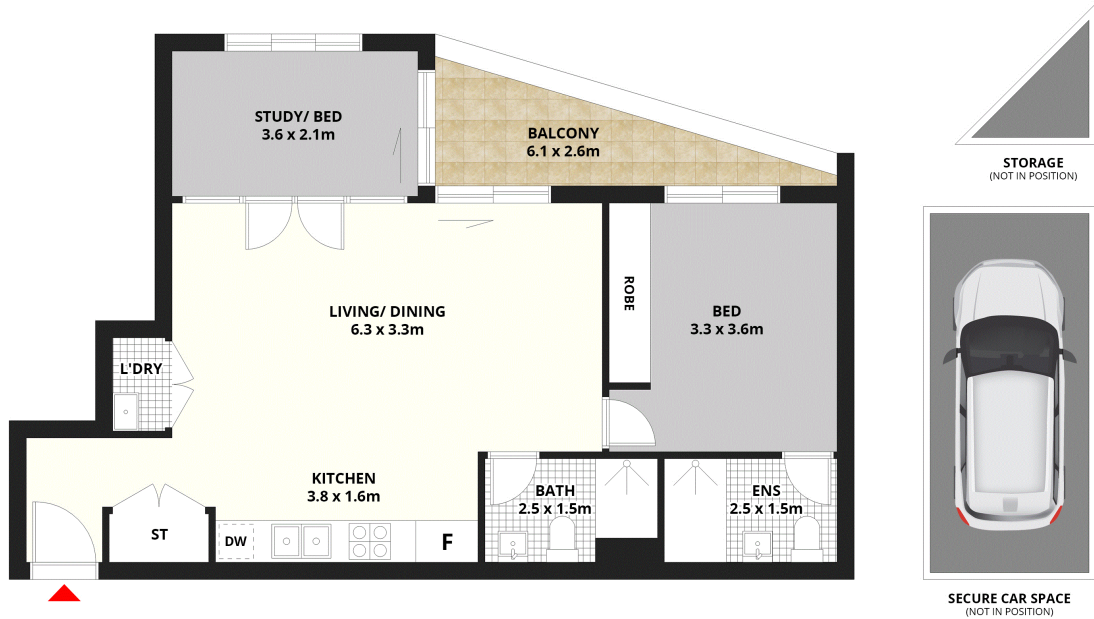
**LJ Hooker Gordon (02) 9496 8000**  
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072  
[gordon.ljhooker.com.au](http://gordon.ljhooker.com.au) | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)



**SOLD BY**  
**KENNY GONG**  
LJ Hooker

301/25 Merriwa St, Gordon NSW 2072

Internal & Balcony	68m <sup>2</sup> (Approx.)
Car space & Storage	14m <sup>2</sup> (Approx.)
Total	82m <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.

LJ Hooker Gordon