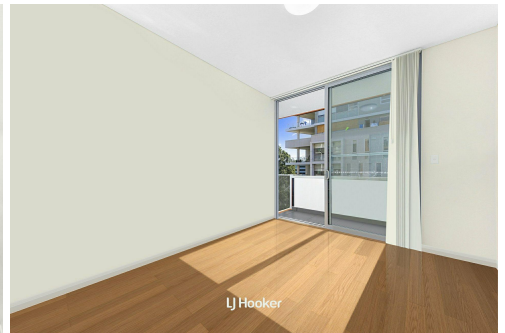
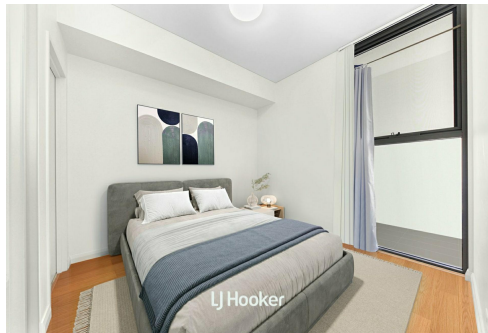
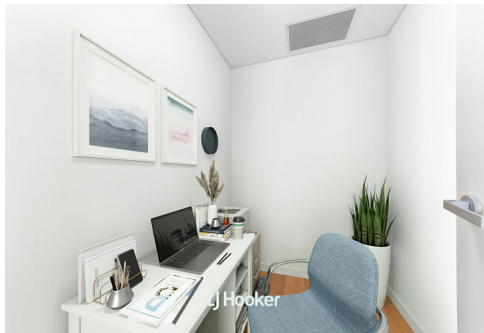




Gordon, 302/71 Ridge Street

Northerly Aspect, Modern & Spacious with Study Room

Situated on a higher floor, this spacious 2-bedroom apartment offers a sense of comfort and space. Conveniently set only minutes away from all Gordon has to offer, including shops, cafes, restaurants, rail and buses, this home is perfect for downsizers, first-home buyers and investors alike.

Its generous proportions and functional design provide ample living space. The open plan layout combines the living and dining areas, extending to the balcony providing additional outdoor space for relaxation and casual dining. The gas kitchen is practical and well-appointed, with modern appliances and adequate storage.

An added convenience is the presence of an extra study room, offering versatility for various needs, whether it be a home office, reading space, or study space. The bedrooms are generously sized, allowing for a peaceful retreat, and both bathrooms with modern fixtures and finishes.



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.

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For Sale
Under Contract

View
ljhooker.com.au/RQQHJX

Contact
Kenny Gong
0456 887 000
kgong@ljhookergordon.com.au
Vicky Krdanian
0490 719 847
reception@ljhookergordon.com.au

LJ Hooker Gordon
(02) 9496 8000

Property Features:

- Total floor size of 99sqm approx., internal & balcony 83sqm, car space & storage 16sqm.
- Living, dining and bedroom opening to a large entertaining balcony
- Modern kitchen with stainless steel appliances and gas cooking
- Large bedrooms with built-ins and master with ensuite
- Extra study room, perfect for studying or working from home
- Concealed internal laundry and ducted air conditioning
- Secure basement car parking, secure storage cage and security access
- Sought after school catchments of Gordon West PS & Killara High School, close to Ravenswood & PLC
- Located close to Gordon rail, shops, cafes and conveniences

Outgoings:

Strata: \$1,573 p.q

Council: \$350 p.q

Water: \$173 p.q

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

Property ID	RQQHJX
Property Type	Apartment
House Size	99 m²
Including	Ensuite Study Ducted Cooling Ducted Heating Intercom Balcony Dishwasher

Kenny Gong 0456 887 000

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

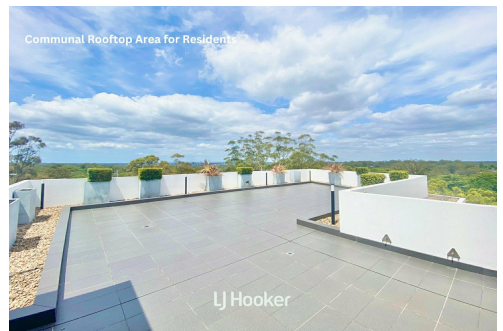
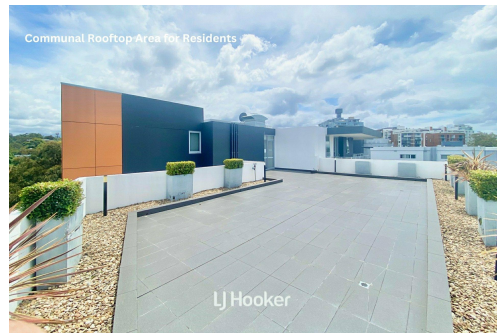
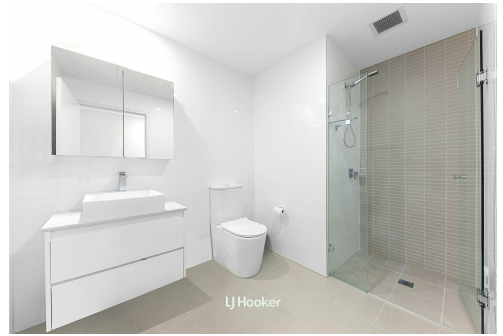
Vicky Krdanian 0490 719 847

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302/71 Ridge Street, Gordon, NSW 2072

Internal & Balcony	83m ² (Approx.)
Car space	13m ² (Approx.)
Storage	3m ² (Approx.)
Total	99m 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