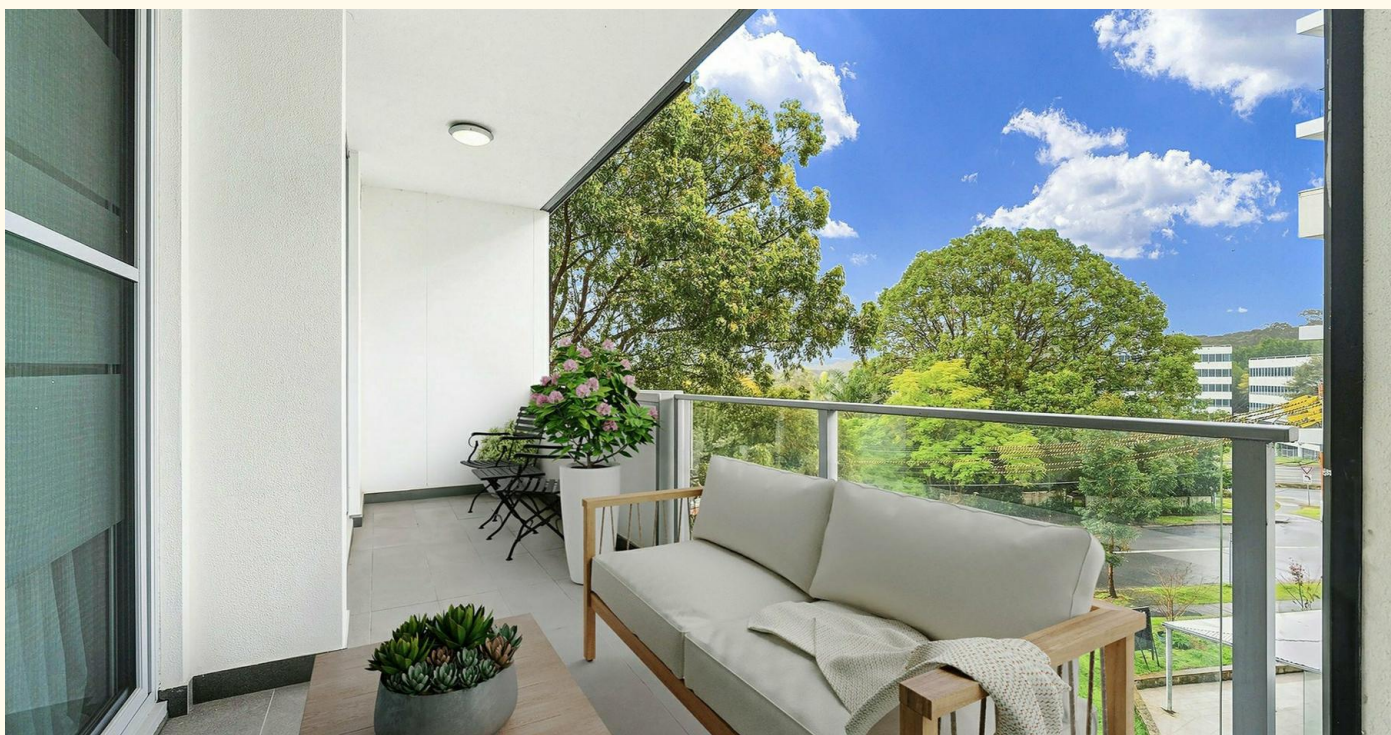


303/71 Ridge Street, Gordon

North-Facing Apartment with Study in a Prime Gordon Setting

Bathed in natural light from its prized north-facing aspect, this beautifully presented apartment combines generous proportions, contemporary finishes and exceptional convenience in one of Gordon's most sought-after locations. With the bedroom, living area and entertaining balcony all enjoying a sunny northern outlook, the home offers a bright and welcoming atmosphere throughout. The open plan living and dining area flows effortlessly to the covered balcony, creating the perfect space to relax or entertain.

Designed for modern living, the spacious one-bedroom plus study layout provides outstanding flexibility. The separate study, complete with a built-in wardrobe, is large enough to function as a guest room or dedicated home office, making it ideal for professionals, young families or downsizers alike.

Positioned within the sought-after Gordon West Public School and Turrumurra High School catchments, this superb residence is only a short stroll to Gordon Station, local shops, cafes and everyday conveniences.

Features:

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.

1 1 1

FOR SALE

For Sale \$600,000-\$660,000

VIEW

Sat 26th Sep @ 9:45AM - 10:15AM

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



- Light-filled open plan living and dining flowing to sunny balcony
- Gourmet gas kitchen with stone benchtops and ducted rangehood
- North-facing balcony ideal for entertaining and outdoor dining
- Large study with built-in wardrobe, ideal as home office or guest room
- Ducted conditioning throughout, internal laundry, video intercom
- Secure basement parking plus storage cage on the same level
- Gordon West Public School bus stop at the building entrance
- Within Gordon West Public and Turrumurra High School catchments
- Easy walk to Gordon Station, village shops and restaurants

Outgoings:

Strata: \$1,435p.q (approx.)

Council: \$432 p.q (approx.)

Water: \$216 p.q (approx.)

- Rates are subject to change. Interested parties must rely on their own enquiries.

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	TGAHJX
Property Type	Apartment
Including	Study
	Air Conditioning
	Toilets (1)
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes

Kenny Gong 0456 887 000

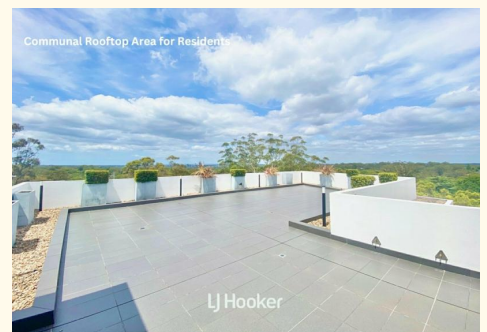
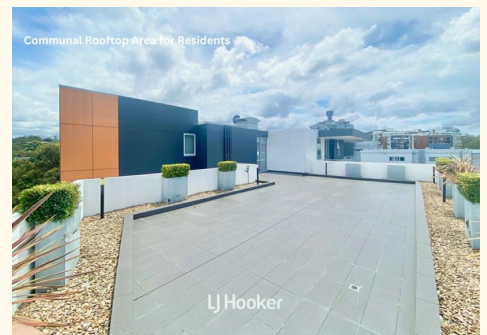
Managing Director | Sales Executive | kgong@ljhookergordon.com.au

Vicky Krdanian 0490 719 847

Sales Associate | reception@ljhookergordon.com.au

LJ Hooker Gordon (02) 9496 8000

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072
gordon.ljhooker.com.au | reception@ljhookergordon.com.au





303/71 Ridge Street, Gordon, NSW 2072

Internal & Balcony	64m ²	(approx.)
Car Spaces & Storage	17m ²	(approx.)
Total	81m ²	(approx.)



Disclaimer: 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