

Gordon

Super Convenient Close to All Amenities with Sunny Aspects

- This property is tenanted with a fixed lease in place. There will be no inspections held at this time. *




Set in the boutique apartment complex "Elora", this spacious and light-filled apartment is only footsteps away from Gordon Station conveniently located within walking distance to many highly rated cafes, restaurants and shops.

The generously sized open plan living and dining area flows out onto the covered Northerly facing entertainer's balcony, while the kitchen showcases an elegant design, featuring a mirror splashback, stone benchtops, and high-end European appliances. High ceilings and engineered timber floors throughout add to the apartment's spacious, modern ambiance.

The oversized bedroom, complete with a built-in study nook and floor-to-ceiling built-in wardrobes, provides a private retreat with ample storage.

The full sized bathroom is tiled to the ceiling with all modern fittings and a double sized shower. An internal laundry with benchtop

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
Contact Agent

VIEW
By Appointment

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

AGENCY
LJ Hooker Gordon
(02) 9496 8000

 **LJ Hooker**

provides the extra storage and ultimate convenience.

One secure car space and large storage cage are provided with security access via a video intercom.

Property Features:

- Set on a higher floor, providing ample sunlight with its Northerly aspect
- Open plan living and dining, flowing out to the entertaining balcony
- Entertaining balcony with power outlet, water tap and gas bayonet
- Quality engineered timber flooring & sleek finishes throughout
- Contemporary gas kitchen, Miele appliances and stone benchtops
- Extra-large bedroom with large built-in wardrobes & a study area
- Ducted A/C, security intercom and internal laundry with a bench
- Garbage chute in hallway for ultimate convenience
- Within Killara Public School and Killara High School catchment
- Footsteps away from Ravenswood School for Girls

Location Features:

- Approx. 130m walk to Gordon Station
- Approx. 250m walk to Ravenswood School for Girls
- Approx. 350m to Gordon Centre (Woolworths, cafes, shops, restaurants)
- Approx. 250m to Gordon Recreation Ground + Gordon Playground

Outgoings:

Strata: \$1,369 p.q approx.

Water: \$172 p.q approx.

Council: \$375 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 DETAILS

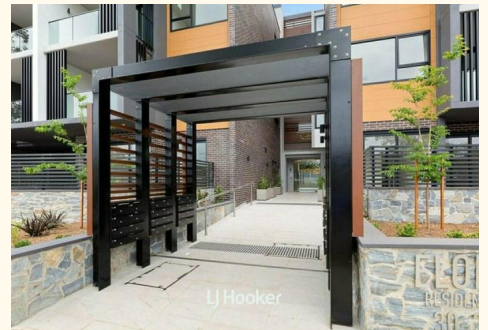
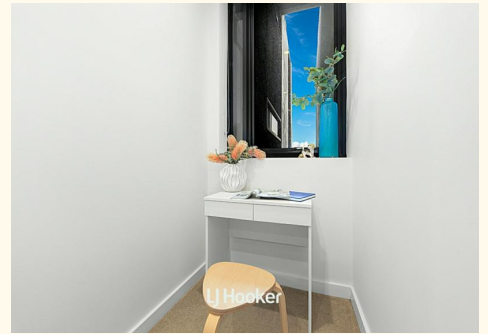
Property ID	SS2HJX
Property Type	Apartment
House Size	89 m2
Including	Study Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Secure Parking

Kenny Gong 0456 887 000

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

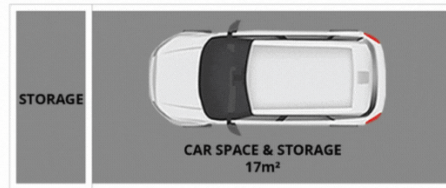
LJ Hooker Gordon (02) 9496 8000

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304/30-34 Henry Street, Gordon NSW 2072

Internal & Balcony 72sqm (approx.)
Car Space & Storage 17sqm (approx.)
Total Size 89sqm (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

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