

32/29-33 Dumaresq Street, Gordon

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Another SOLD by Kenny Gong and His Team

Perfectly positioned on level 3 with convenient street-level access, this expansive brick apartment is designed to embrace its sun-drenched north-facing aspect, filling the interiors with natural light and warmth all day long. Enjoy the ease of modern living right in the heart of Gordon, just a short stroll to the station, buses, and shops.

Step inside to an open plan living and dining area that flows effortlessly onto a large, covered balcony with leafy views, ideal for relaxing or entertaining. The stylish kitchen features a breakfast bar, gas cooktop, sleek stone surfaces, and premium Miele stainless-steel appliances.

Both generously sized bedrooms include mirrored built-in wardrobes, with the master retreat boasting a private ensuite with bathtub and direct access to the balcony. A spacious, light-filled study offers flexible use as a home office, guest room or potential third bedroom.

Additional highlights include ducted air conditioning with individual room controls, a second bathroom, a full-sized internal laundry, secure intercom entry, lift access, and a secure car space.

FOR SALE
Another SOLD by Kenny Gong!

AGENTS

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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**

Property Features:

- Total size approx. 126sqm (108sqm internal + balcony, 18sqm car space)
- North-facing living and dining opening to a large entertainer's balcony
- Leafy outlook, gas bayonet, and water tap on the under covered balcony
- Contemporary kitchen with Miele appliances and gas cooking
- Spacious bedrooms with built-ins; master with ensuite & balcony access
- Versatile oversized study room or potential third bedroom/home office
- Ducted A/C, intercom, and full-size internal laundry room
- Secure basement car space with visitors parking spaces
- Moments to Gordon Station, buses, and Gordon Shopping Centre
- Close to Macquarie University, elite schools, and easy CBD access

Outgoings:

Strata: \$1,781.40 p.q approx.

Water: \$172.83 p.q approx.

Council rate: \$413 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

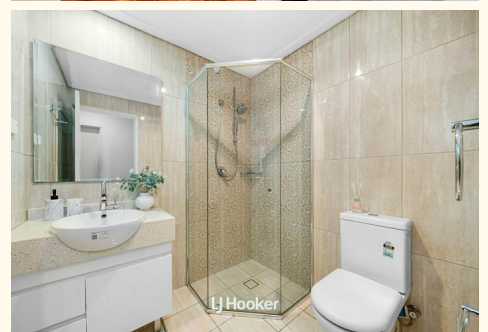
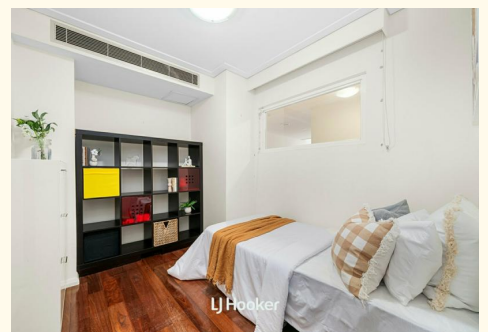
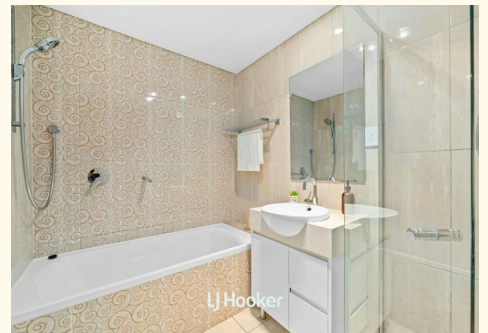
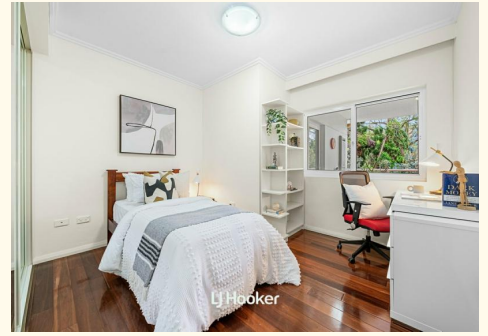
Property ID	T1WHJX
Property Type	Apartment
Including	Study
	Toilets (2)

Kenny Gong 0456 887 000

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

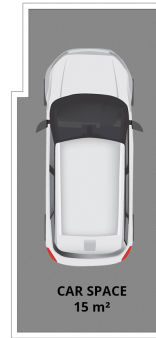
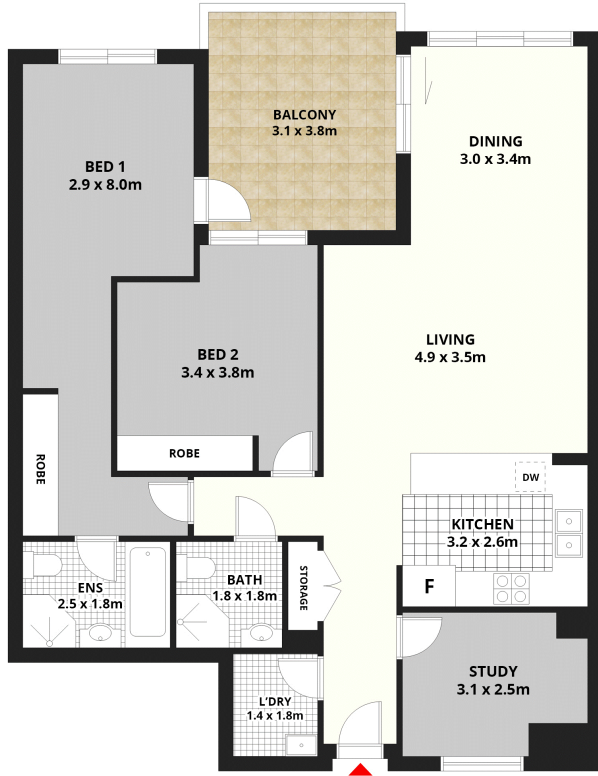
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32/29-31 Dumaresq Street, Gordon, NSW 2072

Internal & Balcony	108m ² (Approx.)
Car space	18m ² (Approx.)
Total	126m 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.

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