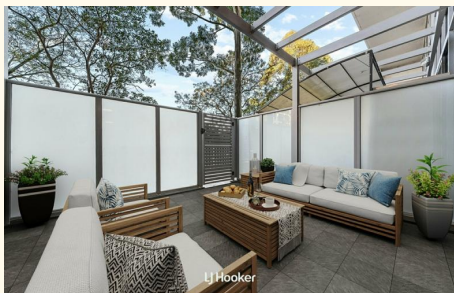




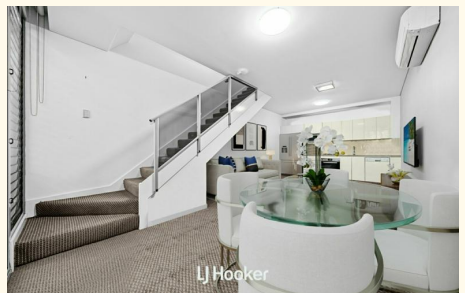
**Sold**



LJ Hooker



LJ Hooker



LJ Hooker

322/8 Merriwa Street, Gordon

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## Another SOLD by Kenny Gong and His Team

Discover a blend of contemporary design and convenience in this stylish 1-bedroom apartment located in the sought-after 'Elysium' complex. Based in the heart of Gordon and perfect for first-home buyers, young professionals, or investors, this residence offers a modern living experience with impressive features and an unbeatable location.

The open plan living and dining area is the heart of this home, designed for comfort and versatility. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The seamless flow from the living area to the courtyard makes it perfect for entertaining or simply enjoying a quiet evening at home. The kitchen is equipped with top-of-the-line stainless steel appliances & ample storage.

The bedroom is naturally lit, featuring a built-in robe and a convenient study nook, providing both comfort and functionality.

A secure underground car space, internal laundry room and ample storage is provided.

- Modern open plan living and dining area flows seamlessly to

**FOR SALE**  
SOLD - Open Home Cancelled

**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.



- entertainer's courtyard
- Large bedroom with oversized windows and built in wardrobes. Study nook provided.
- Convenient access to public transport. Gordon Station and bus stops in walking distance
- Short stroll to Gordon Village and a variety of cafes, restaurants, and shops
- Close to beautiful parks offering a tranquil setting for outdoor activities & relaxation
- Surrounded by leafy and serene views, offering a quiet escape from city life
- Secure basement car space, security intercom, internal laundry, ample storage
- Gym and sauna amenities provided for exclusive resident use

Outgoings:  
 Strata: \$1,696 p.q (approx.)  
 Council: \$376 p.q (approx.)  
 Water: \$171 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	SM7HJX
Property Type	Apartment
Including	Toilets (1)

### Kenny Gong 0456 887 000

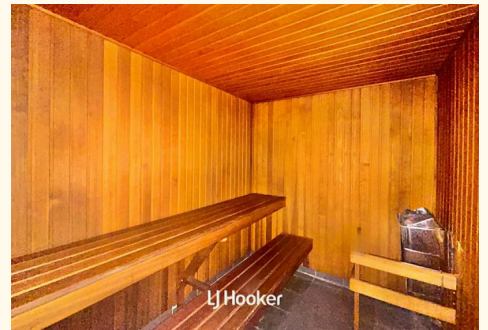
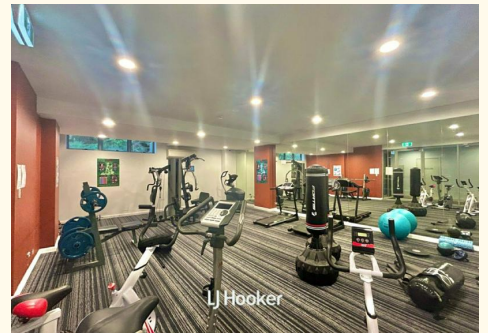
Managing Director | Sales Executive | kgong@ljhookergordon.com.au

### 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



**322/8 Merriwa Street, Gordon, NSW 2072**

Internal and Balcony	70sqm (approx.)
Carspace	20sqm (approx.)
Total	90sqm (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.

LJHooker Gordon

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