

## Gordon, 406/27 Merriwa Street

Sunny & Sitting High on Level 4 with Leafy Views from Entertaining Balcony

Perched high on Level 4, this beautifully presented apartment offers a perfect blend of comfort, style, and convenience. Designed for effortless living, its light-filled interiors create a warm and inviting atmosphere.

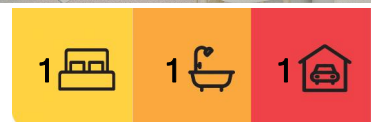
The open-plan living and dining area extends seamlessly onto a generous balcony, where leafy views provide a peaceful retreat for relaxation or entertaining. A sleek gas kitchen is both stylish and functional, featuring quality appliances, a double sink, and ample storage.

The oversized bedroom is a private haven, complete with built-in wardrobes and direct balcony access. Additional features include ducted air conditioning, an internal laundry, intercom entry, and a secure basement car space with a storage cage.

Perfectly positioned within walking distance of Gordon Station, shops, cafes, and bus



**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.



**For Sale**  
\$650,000 For Sale

**View**  
By Appointment

**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**



services, this apartment delivers exceptional convenience in a tranquil setting.

#### Property Features:

- Light-filled interiors with a seamless indoor-outdoor flow
- Generous balcony with leafy views, ideal for relaxing or entertaining
- Modern gas kitchen with quality appliances and ample storage
- Spacious bedroom with built-in wardrobes and access to the balcony
- Basement car space with storage cage, intercom, lift access
- Ducted air conditioning and internal laundry for year-round comfort
- Walking distance to Gordon Station, shops, cafes, and transport links

#### Outgoings:

Strata: \$1,276 p.q (approx.)

Council: \$369 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 nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

<b>Property ID</b>	SW2HJX
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1)

#### Kenny Gong 0456 887 000

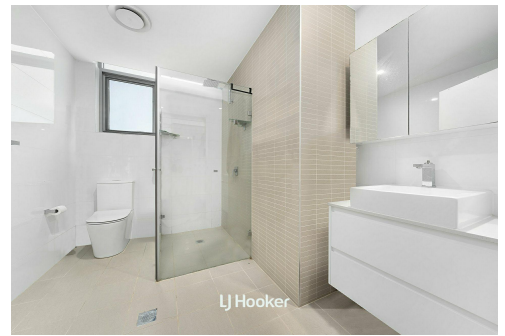
Managing Director | Sales Executive | [kgong@ljhookergordon.com.au](mailto:kgong@ljhookergordon.com.au)

#### Vicky Krdanian 0490 719 847

Sales Associate | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)

#### LJ Hooker Gordon (02) 9496 8000

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072  
[gordon.ljhooker.com.au](http://gordon.ljhooker.com.au) | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)

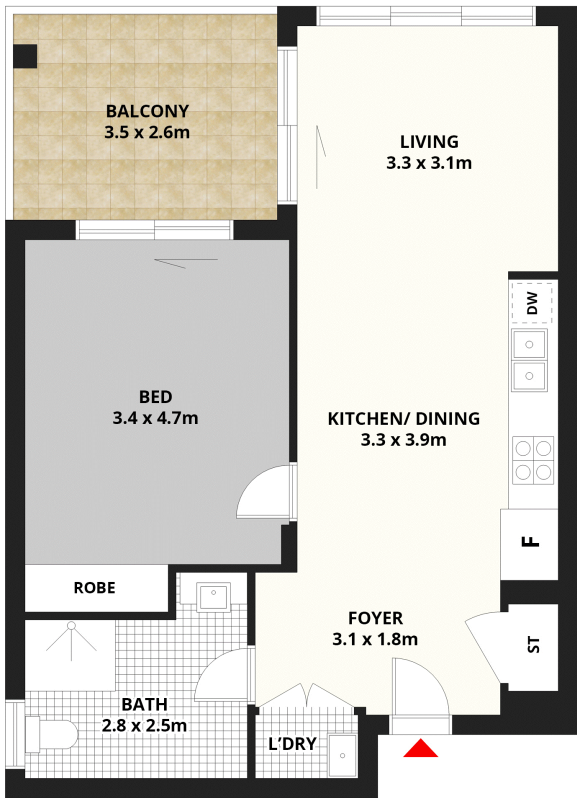


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Internal & Balcony	59m <sup>2</sup> (Approx.)
Car space & Storage	15m <sup>2</sup> (Approx.)
Total	74m <sup>2</sup> (Approx.)



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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