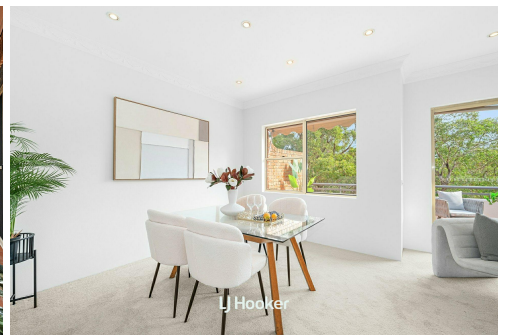
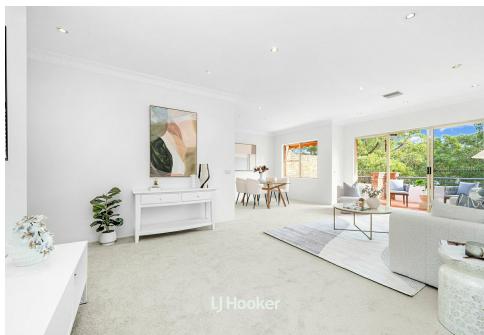




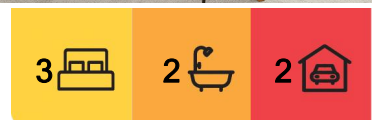
## Gordon, 44/183 St Johns Avenue

Another sold, another record result

Tucked away in an exclusive block of just eight, this full-brick apartment offers sunlit, flowing living spaces and stunning views. With only one common wall and spacious indoor-outdoor areas, this is a rare lifestyle opportunity in the heart of the North Shore - ideal for families, downsizers, or investors.

Designed to maximise light and space, the open-plan lounge and dining flow seamlessly outside to a double-sized entertainer's balcony. The modern and spacious gas kitchen is perfect for family cooking, while the adjacent study overlooks the tranquil atrium gardens and is ideal for working or studying from home.

All three bedrooms are north facing, spacious and feature built-in-robos. The oversized master bedroom boasts a sunny bay window, large ensuite with spa bath, and private access to the balcony.



**For Sale**  
SOLD CONTACT AGENT

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**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.

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

The apartment enjoys all modern luxuries, including zoned ducted air conditioning, security access, internal laundry, and a rare two-car lock-up garage.

The complex offers rare resort-style living with beautiful landscaped gardens and lawns, two tennis courts, swimming pool, BBQ area, and a clubhouse for use by residents for private functions.

Located close to shopping, cafes and restaurants and within the highly sought after Killara High School catchment. Killara Public School and pre-school are a short stroll away via a pedestrian walkway.

Property features:

- Sunny aspect, spacious and bright with stunning views
- Private and tranquil outlook with only one common wall
- Large living areas and double size entertainers balcony
- Spacious and modern kitchen with gas cooking
- Bespoke study/office area overlooking the atrium gardens
- Three north facing and generous sized bedrooms, all with built-ins
- Two well appointment bathrooms and master with spa ensuite
- Ducted air-conditioning, internal laundry room and ample storage
- Two lock up garages and security video access into the building
- Communal facilities include pool, two tennis courts, BBQ and clubhouse

Location benefits:

- Killara Public School 450m approx. walk via pedestrian walkway
- Pre-school and day-care 450m approx. via pedestrian walkway
- Gordon Golf Club 1 km approx.
- Close to Ravenswood School for Girls
- Trains and Buses at Gordon Station on St Johns Avenue

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 About this Property

|                      |                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | SZ9HJX                                                                                                         |
| <b>Property Type</b> | Apartment                                                                                                      |
| <b>Land Area</b>     | 184 m2                                                                                                         |
| <b>Including</b>     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (2)<br>Intercom<br>Balcony<br>Built-in-Robes<br>Secure Parking |

**Minette Hodgson 0415 055 540**

Sales Executive | [mhodgson@ljhookergordon.com.au](mailto:mhodgson@ljhookergordon.com.au)

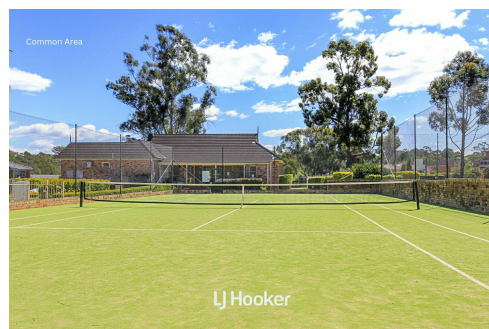
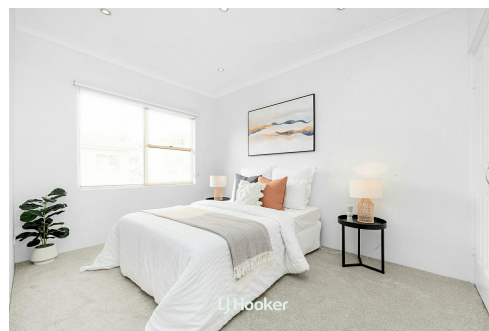
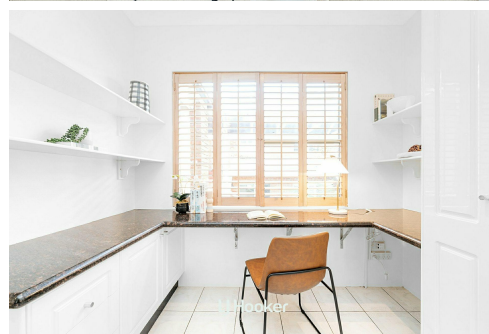
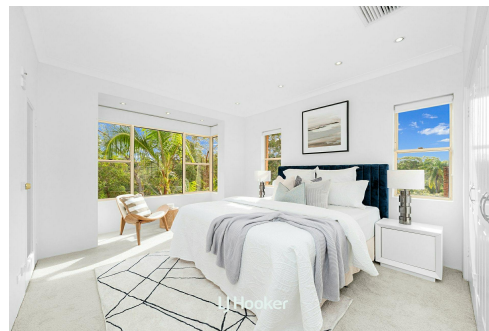
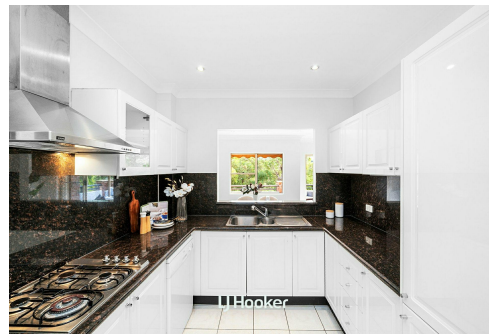
**Jing Peng 0424 262 673**

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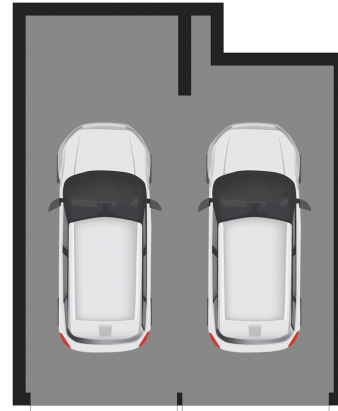


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**(02) 9496 8000**

44/183 St Johns Avenue, Gordon, NSW 2072

|                     |                             |
|---------------------|-----------------------------|
| Internal & Balcony  | 138m <sup>2</sup> (Approx.) |
| Car space & Storage | 46m <sup>2</sup> (Approx.)  |
| Total               | 184m <sup>2</sup> (Approx.) |



DOUBLE LOCK-UP GARAGE  
(NOT IN POSITION)



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



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