

## Gordon, 45/23-31 McIntyre Street

Set on a High Level with Two Balconies!

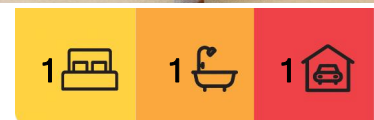
Nestled in a highly sought-after area, this spacious apartment offers the perfect blend of convenience, comfort, and contemporary living. Ideal for first-home buyers, downsizers, or investors, this well-maintained apartment presents an exceptional opportunity to enter the desirable Gordon market.

Featuring a spacious open plan living and dining area that leads onto a large covered balcony, this apartment is flooded with natural light with Northeast aspect and offers a peaceful retreat. The modern kitchen is equipped with sleek finishes and ample storage, while the generously sized bedroom includes built-in robes and direct access to its own private balcony.

Enjoy easy access to Gordon Station, Gordon Centre, bus stops and local parks. With schools, cafes, and all essential amenities just moments away, this apartment promises a lifestyle of ease and accessibility.



**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**  
Contact Agent

**View**  
By Appointment

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

#### Property Features:

- Open plan area that seamlessly connects with the private balcony
- Stylish gas kitchen featuring sleek finishes & high-quality appliances
- Generously sized bedroom with built-ins & its own private balcony
- Private balcony with a tranquil outlook, perfect for relaxing
- Intercom entry, lift access, oversized car space & storage cage
- Walk to Gordon Station, Gordon Centre, bus stops and local parks

#### Outgoings:

Strata: \$1,170 p.q (approx.)

Council: \$378 p.q (approx.)

Water: \$173 p.q (approx.)

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. You should make your own inquiries as to its accuracy.

## More About this Property

Property ID	STSHJX
Property Type	Apartment
Including	Toilets (1)

#### Kenny Gong 0456 887 000

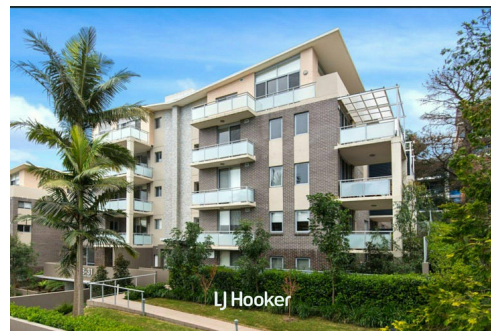
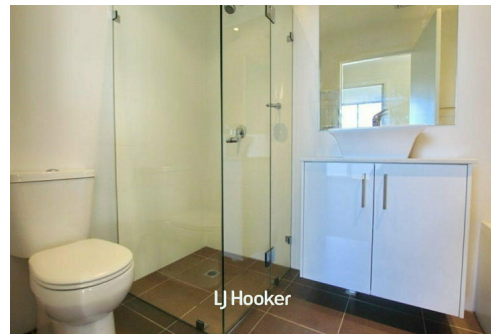
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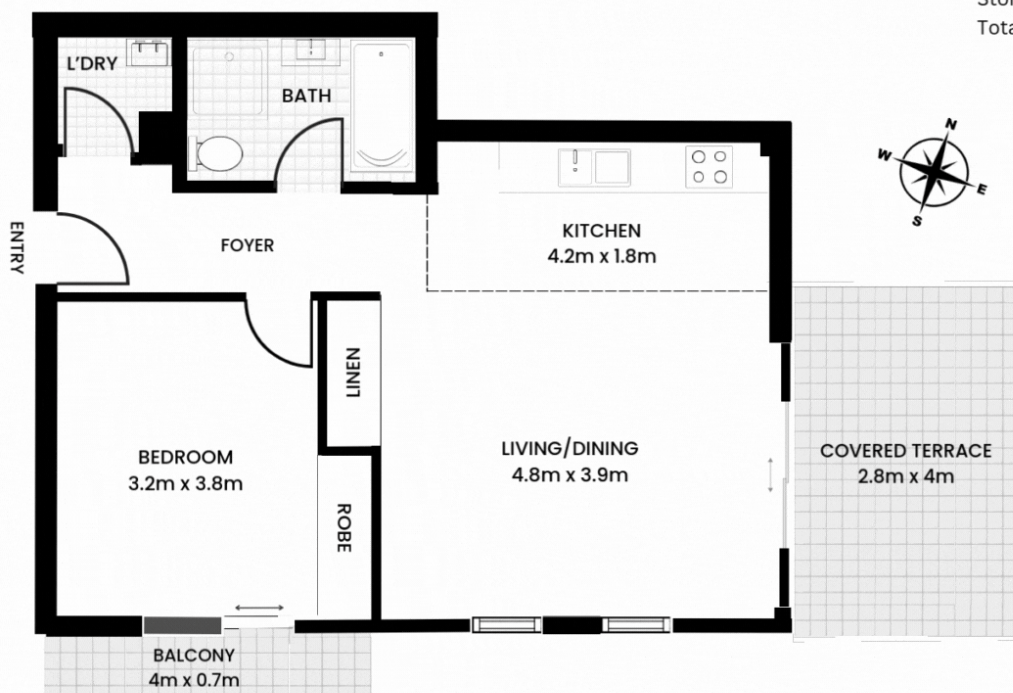


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## 45/23-31 McIntyre Street, Gordon NSW 2072

Internal & Balcony	73sqm	(approx.)
Car Space	24sqm	(approx.)
Storage	5sqm	(approx.)
Total	102sqm	(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

**LJ Hooker** Gordon