

45/35-39 Dumaresq Street, Gordon

1 1 1

Full Brick with Expansive Courtyard & a Versatile Study - 175 sqm on Title!

FOR SALE
\$650,000-\$700,000

VIEW
Sat 20th Jun @ 10:45AM - 11:15AM

AGENTS
Kenny Gong
0456 887 000
kgong@ljhookergordon.com.au

AGENCY
LJ Hooker Gordon
(02) 9496 8000

Positioned in the heart of Gordon, this extra-spacious full brick one-bedroom home offers a rare combination of scale, quality construction and lifestyle convenience. Boasting approximately 175 sqm on title, the residence delivers generous proportions throughout, complemented by a highly functional layout suited to first home buyers, downsizers or investors seeking a low-maintenance opportunity in a prime location.

The open-plan living and dining area is thoughtfully designed for both comfort and practicality, flowing seamlessly to the outdoor entertaining space. The modern kitchen is well-appointed with gas cooking and quality appliances, offering efficiency for everyday living.

A standout feature is the expansive private courtyard, providing a rare outdoor retreat ideal for alfresco dining, entertaining or simply unwinding in a peaceful setting. This generous extension of the living space enhances both lifestyle appeal and overall usability.

The accommodation is well considered, featuring a generously sized

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bedroom with built-in wardrobes. A versatile study area adds flexibility, perfect for working from home or creating a quiet retreat. The stylish bathroom is finished with premium fittings and includes a separate bathtub, enhancing comfort and functionality.

Additional features include secure intercom entry, lift access, and a secure basement car space with a storage cage, ensuring both convenience and peace of mind. Conveniently located, the property is within walking distance to Gordon Station, Gordon Centre, cafes, and restaurants.

Property Features:

- Approx. 175 sqm on title with generous proportions throughout
- Extra-spacious full-brick one-bedroom layout
- Expansive private courtyard ideal for entertaining & outdoor living
- Versatile study area perfect for work-from-home flexibility
- Modern kitchen with gas cooking, quality appliances & pantry
- Generous bedroom with built-in wardrobes
- Stylish bathroom with premium fittings and a separate bathtub
- Secure basement car space and storage cage with lift access and intercom

DISCLAIMER: All information contained herein is gathered from sources we believe to be 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 relied upon by a third party without the expressed written permission of LJ Hooker Gordon.

MORE DETAILS

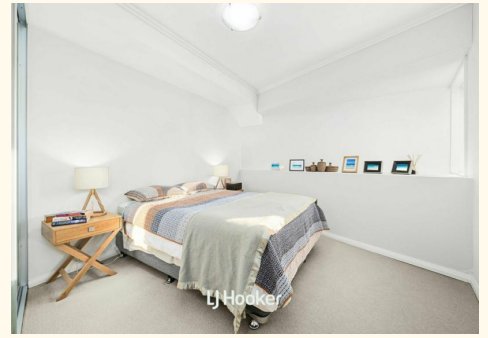
Property ID	TC4HJX
Property Type	Apartment
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (1)
	Intercom
	Courtyard
	Dishwasher
	Secure Parking

Kenny Gong 0456 887 000

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

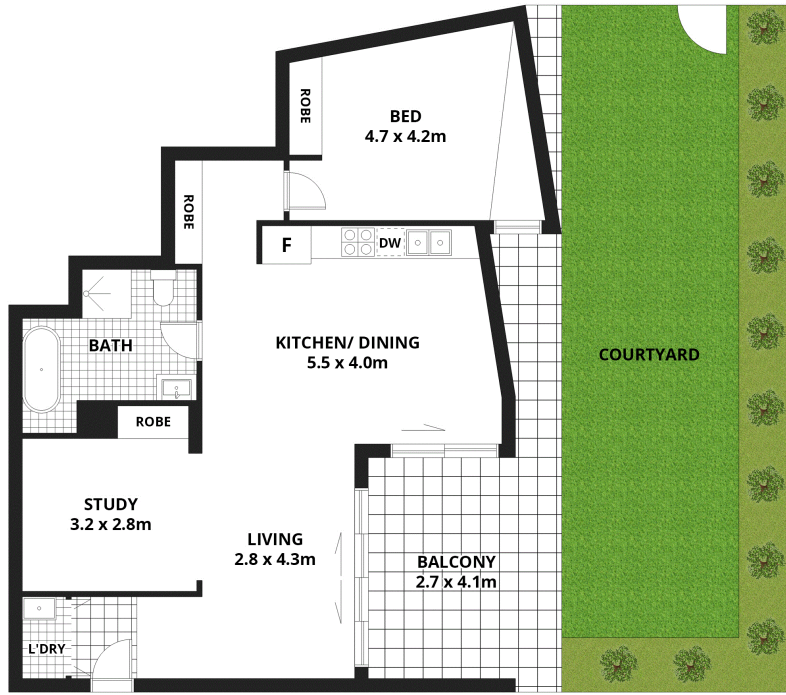
LJ Hooker Gordon (02) 9496 8000

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Internal & Balcony	158m ² (Approx.)
Car space & Storage	17m ² (Approx.)
Total	175m ² (Approx.)



STORAGE
(NOT IN POSITION)



SECURE CAR SPACE
(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.

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