







822/8 Merriwa Street, Gordon

Extra Spacious Top Floor Home - North Facing Sunny & Bright

Embrace modern comfort and convenience in this spacious three-bedroom, top-floor home, set within the popular Elysium complex. Designed for relaxed living, it features engineered floorboards throughout the living and dining areas and opens to a northerly facing balcony with leafy outlooks, capturing beautiful sunlight throughout the day. This home is ideal for professionals or investors seeking an exceptional lifestyle address in the heart of Gordon.

Positioned on the top level with an ideal north-facing aspect, the apartment is filled with abundant natural light. The master bedroom includes a walk-in wardrobe and a stylish ensuite, while the second and third bedrooms feature built-in robes and easy access to a centrally located bathroom with modern finishes.

Completing the home is an open-plan contemporary kitchen equipped with premium stainless-steel appliances and ample storage. Additional highlights include an internal laundry, intercom, lift access, and two secure underground car space. Residents also enjoy access to on-site gym and sauna facilities, enhancing the relaxed and convenient lifestyle on offer.

3 2 2

FOR SALE
$1,300,000 For Sale

VIEW
By Appointment

AGENTS
Kenny Gong
0456 887 000
kgong@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.

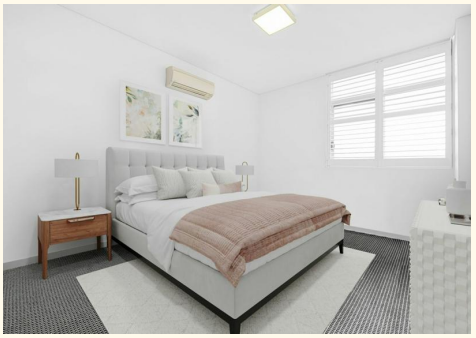
LJ Hooker

Generously proportioned and superbly comfortable, the apartment is perfectly positioned just a short stroll to Gordon Centre shops, caf/u233?s, and the train station. It falls within the sought-after Gordon West Public School catchment and is conveniently located close to leading private schools.

Property Features
- Set on the top floor with a northerly facing balcony, offering leafy views and abundant natural light throughout the day.
- Spacious living & dining area featuring engineered floorboards.
- Caesarstone and gas kitchen with premium appliances
- Large bedrooms with sizeable built-in robes, master with a WIR
- Bathroom with a tub and separate shower
- Internal laundry, intercom and lift access
- Two secure underground parking spaces and two storage cages
- Moments to Gordon Station, buses and Shopping Centre
- Within the Gordon West Public School catchment and close to elite North Shore schools

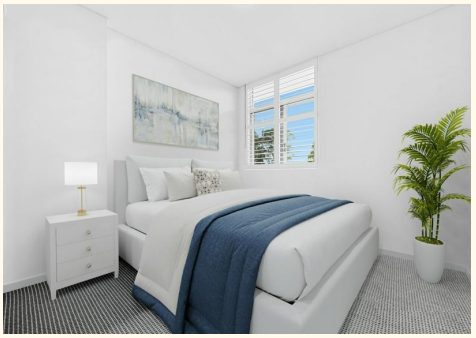
- Some images have been virtually styled.

Outgoings:
Strata: $2,436p.q (approx.)
Council: $409 p.q (approx.)
Water: $200 p.q (approx.)
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	T7KHJX
Property Type	Apartment
Including	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking

Kenny Gong 0456 887 000
Managing Director | Sales Executive | kgong@ljhookergordon.com.au

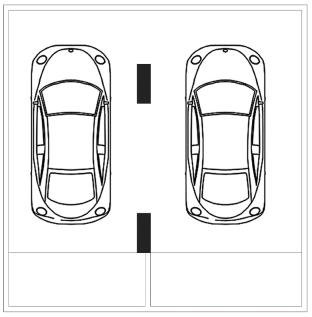
LJ Hooker Gordon (02) 9496 8000
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072
gordon.ljhooker.com.au | reception@ljhookergordon.com.au

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.

822/8 Merriwa Street, Gordon NSW 2072

Internal & Balcony	137m² (Approx.)
Car space & Storage	37m² (Approx.)
Total	174m² (Approx.)





CAR SPACE & STORAGE
(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

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