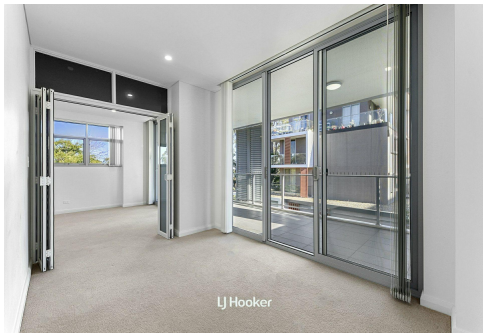
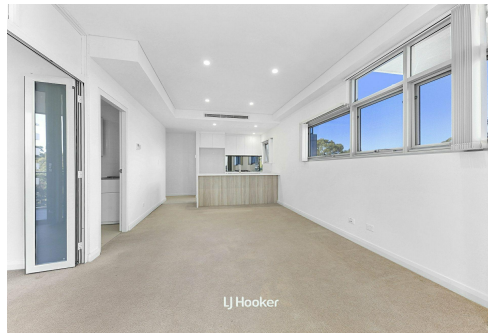


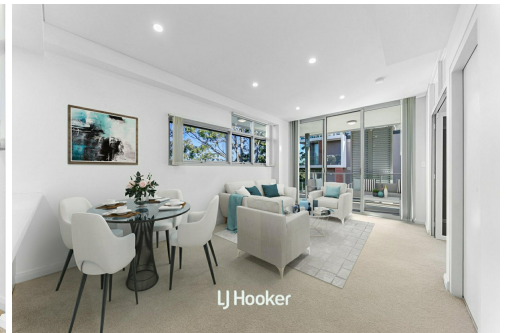
LJ Hooker



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Gordon, A301/17-23 Merriwa Street

Another SOLD by Kenny Gong's Team!

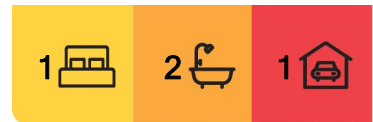
Situated on the third floor of the highly desirable Gordon Grange, this apartment offers a secure and serene environment with beautifully landscaped gardens. Featuring modern and spacious interiors filled with natural light, this corner block apartment presents a perfect blend of style and functionality and boasts a spacious living and dining area with high windows to allow an abundance of natural light and district views.

Equipped with a generously sized bedroom plus a study room or second bedroom, it has ample space for comfort and relaxation. The spacious full sized bedroom is conveniently fitted with built-in wardrobes, providing ample storage space. The study room or the second bedroom offers direct access to the balcony through sliding doors, allowing for a seamless transition between indoor and outdoor living. It's a wonderful feature that allows residents to enjoy surrounding views without leaving the comfort of the bedroom.

Furthermore, this residence offers the convenience of two large bathrooms. One bathroom



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
JUST SOLD

View
ljhooker.com.au/RNYHJX

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

is combined with a dedicated laundry room, maximizing efficiency and functionality. This combined space allows for easy access to laundry facilities while ensuring that both bathrooms are readily available for residents and guests.

With one secure parking space, along with storage facilities and direct lift access to the apartment, this home caters to the needs of every individual or family, providing enhanced convenience.

Property features:

- Total size on title 98 sqm (approx.), 81sqm internal size & 17sqm car space and storage
- Modern kitchen with stone benchtops, double sink, gas cooking & Euro appliances.
- Large bedroom and a big study room or second bedroom with access to entertaining balcony
- Luxurious bathrooms with large shower and floor to ceiling tiles
- Internal laundry, dryer, intercom and air-conditioning throughout
- Secure car parking space, oversized storage cage, secure lift access
- Sought-after Gordon West Public School & Killara High School catchments
- Located close to Gordon rail, shops, cafes, school bus stop and conveniences

Outgoings:

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

Council: \$368 p.q (approx.)

Strata: \$1,470 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

Property ID	RNYHJX
Property Type	Apartment
House Size	98 m ²
Including	Study

Kenny Gong 0456 887 000

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

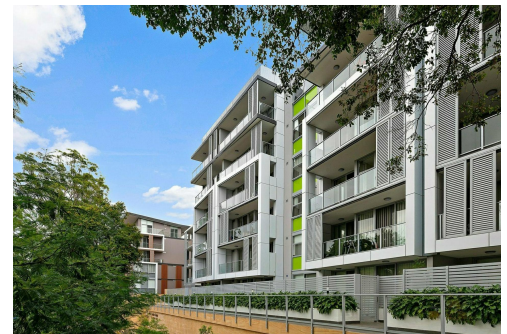
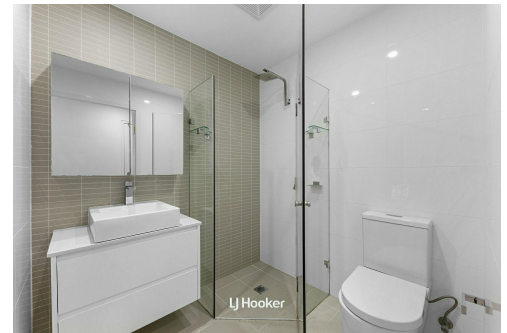
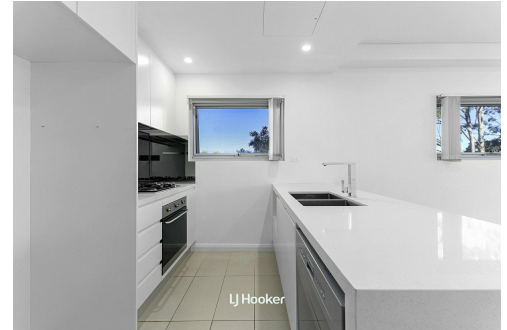
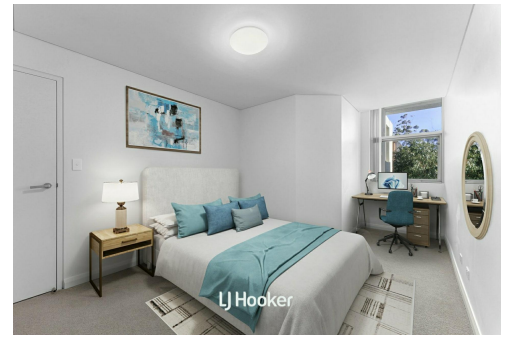
Vicky Krdanian 0490 719 847

Sales Associate | reception@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

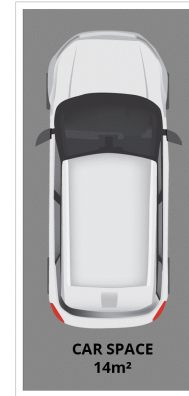


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A301/17-23 Merriwa Street, Gordon, NSW 2072

Internal & Balcony	81m ² (Approx.)
Car space	14m ² (Approx.)
Storage	3m ² (Approx.)
Total	98m² (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.

LJ Hooker Gordon



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