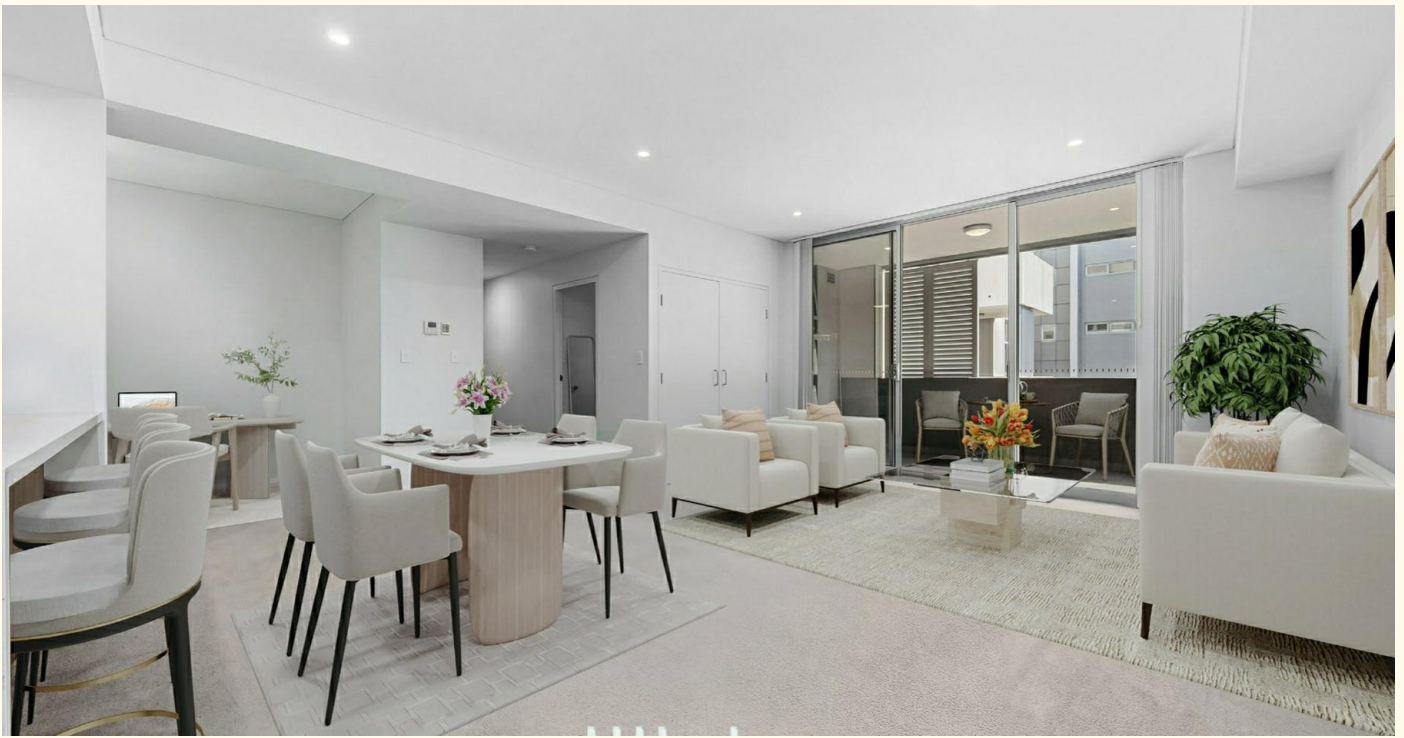


A307/17-23 Merriwa Street, Gordon

Spacious and North-Facing with Large Study & Automatic Double Lock-Up Garage!

A sophisticated sanctuary of space and comfort, this generously scaled apartment presents an outstanding opportunity within the prestigious 'Gordon Grange'. Quietly positioned and enjoying a prized North-facing aspect, it combines beautifully appointed interiors with an exceptional sense of space and privacy.

Designed for modern living and with 136sqm on title, the apartment centres around an expansive open-plan living and dining zone, where floor-to-ceiling doors draw in an abundance of natural light and open to a substantial North-facing balcony. The gas kitchen is both stylish and functional, featuring a large island and premium appliances.

Generous bedroom accommodation includes a spacious master suite with walk-in wardrobes and an ensuite, while the second bedroom offers excellent comfort and flexibility with built-in robes. An ultra-spacious study room adds another layer of versatility, providing a dedicated space for working from home or study, or alternatively for a 3rd bed or guest space. Practicality is further enhanced by substantial storage and the rare advantage of a secure automatic double lock-up

2 2 2

FOR SALE

Guide \$1,000,000 - \$1,050,000

VIEW

Sat 26th Sep @ 10:30AM - 11:00AM

AGENTS

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AGENCY

LJ Hooker Gordon
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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.



garage with power points, offering exceptional convenience.

Ducted air conditioning, an internal laundry, lift access and video intercom complete an impressive package, with the apartment offering a superb balance of lifestyle, functionality and location.

Enjoying close proximity to Gordon's village amenities, the apartment is an easy walk to Gordon Station, Gordon Shopping Centre, caf&aeacute;s, restaurants and supermarkets. Families are well positioned within the Gordon West Public School catchment, with bus stops close by, and close to Ravenswood School for Girls and Pymble Ladies' College, while convenient transport connections provide easy access to Macquarie University, Chatswood and the Sydney CBD.

Property Features:

- Elevated North-facing position within the prestigious "Gordon Grange"
- Light-filled open-plan living and dining framed by floor-to-ceiling doors
- Expansive private balcony creating an extension of the living space
- Oversized study, versatile use as a third bed or formal dining
- Two large bedrooms, with the master enjoying his-and-hers walk-in robes
- Elegant master ensuite offering a private and beautifully appointed retreat
- Kitchen featuring stone surfaces, generous island and premium appliances
- Substantial storage throughout, complemented by a large storage cage
- Rare automatic double lock-up garage with power points
- Ducted AC, secure building with lift, video intercom and laundry
- Peaceful setting, moments from Gordon Station and Shops
- Gordon West Public School catchment, school bus stop nearby

Outgoings:

Strata: \$1,945 p.q approx.

Council: \$436 p.q approx.

Water: \$216 p.q approx.

- Rates are subject to change. Interested parties must rely on their own enquiries.

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 DETAILS

Property ID	TH5HJX
Property Type	Apartment
House Size	136 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Remote Garage

Kenny Gong 0456 887 000

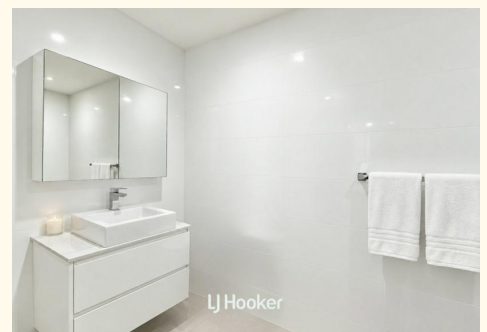
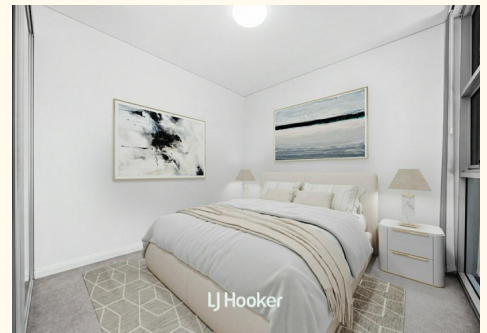
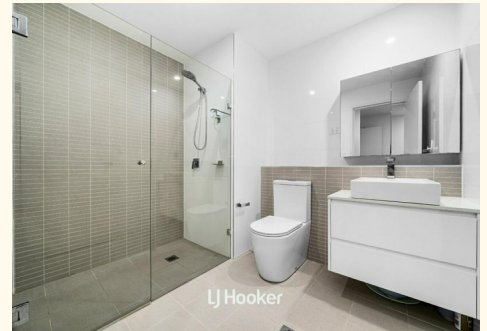
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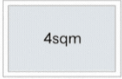
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072
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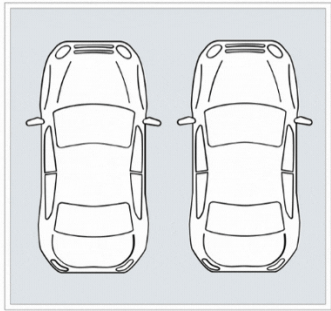
A307/17-23 Merriwa Street, Gordon NSW 2072



Internal & Balcony	101m ²	(approx.)
Double Car Garage	31m ²	(approx.)
Storage Cage	4m ²	(approx.)
Total	136m ²	(approx.)



Large Storage Cage
(Not in Position)



Automatic 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