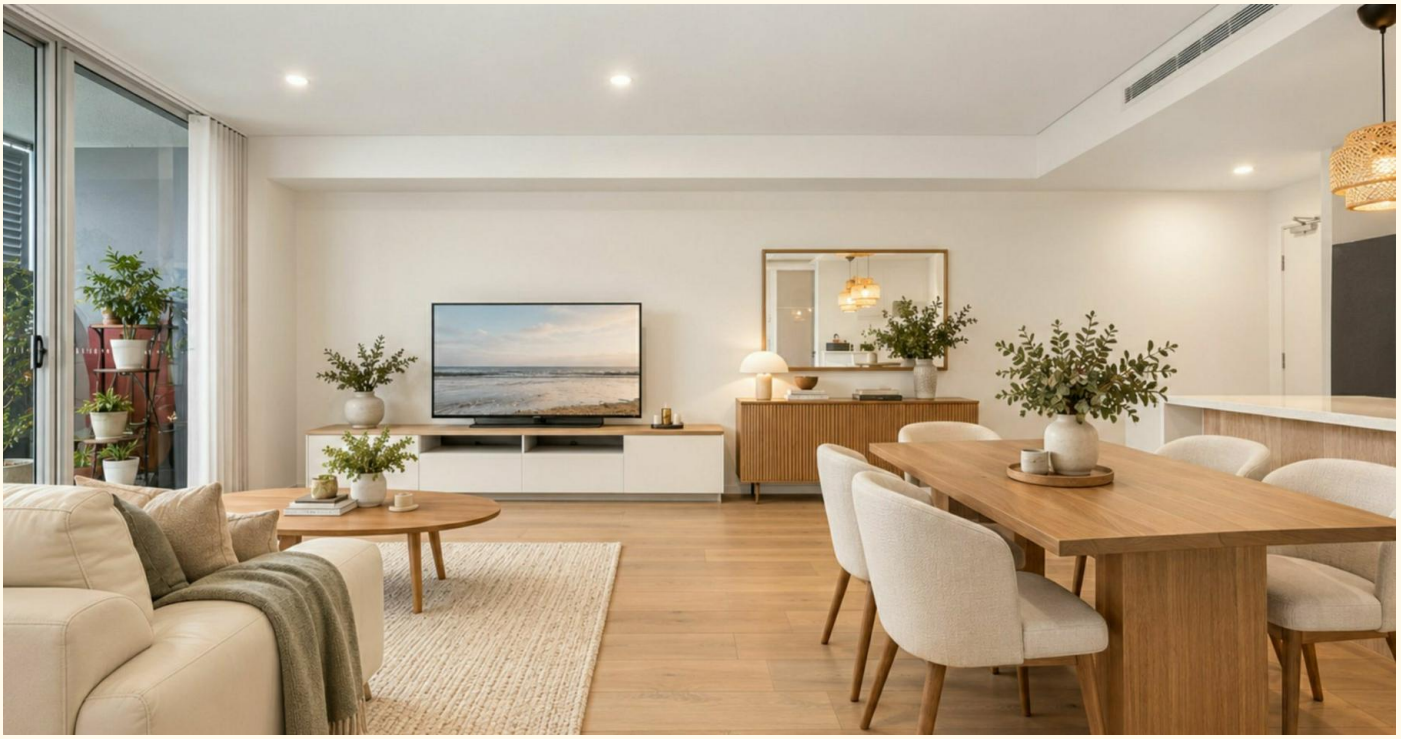
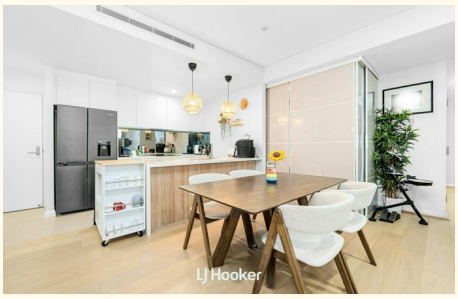








A405/17-23 Merriwa Street, Gordon

North-Facing with a Study Room/3rd Bed and 2 Carspaces

Providing a wonderful base in Sydney's prestigious North Shore, this contemporary apartment holds a North facing position within "Gordon Grange". Impeccably styled and exceptionally proportioned, it offers stylish comfort in a premier lifestyle destination. Designed to embrace outdoor living, it features a North facing balcony perfect for alfresco entertaining.

The oversized apartment boasts quality finishes. The master bedroom is complemented by a walk-in wardrobe leading to the ensuite, while an exceptionally large study with a custom fit-out, making working from home a pleasure or easily convertible for a third bed.

The modern kitchen features stone benchtops electric ceramic cooktop, and premium quality appliances. Light-filled living and dining areas with quality engineered floorboards flow seamlessly to the balcony through floor-to-ceiling doors. Additional conveniences include ample storage, ducted reverse-cycle air conditioning, two car spaces, lift access, a storage cage, and video intercom.

Located in the catchment for Gordon West Public School and close to Ravenswood and Pymble Ladies College, the apartment is also within

2 2 2

FOR SALE
$1,000,000-$1,010,000 For Sale

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS

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

Vicky Krdanian
0490 719 847
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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.

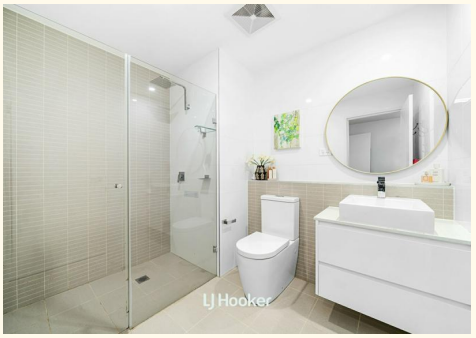
easy walking distance to rail, local eateries, and supermarkets. Buses along the highway provide access to Macquarie University, while rail services connect quickly to Chatswood, the CBD, and Greater Sydney.

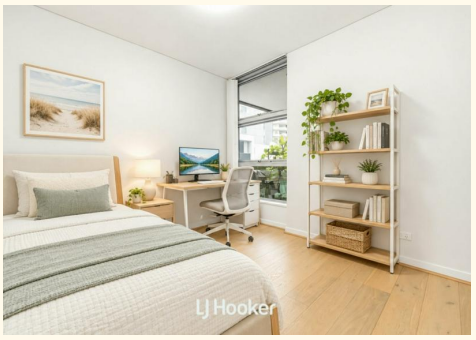
Property Features
- Positioned in an elevated setting with a North-facing balcony
- Oversized balcony with gas point, ideal for alfresco entertaining
- Spacious open-plan living and dining area flowing seamlessly over quality engineered floorboards
- Light-filled open-plan living and dining with floor-to-ceiling doors
- Exceptionally large study room, convertible into a room for 3rd bed
- Two generous bedrooms, master with his-and-hers walk-in robes
- Modern kitchen with stone benchtops, large island, and premium quality appliances
- Internal laundry, ducted air conditioning, video intercom, and lift access
- Two secure underground parking spaces with additional storage cage
- Short walk to Gordon Station and Gordon Shopping Centre
- Gordon West Public School catchment

Outgoings:
Strata: $2,001 p.q approx.
Council: $396 p.q approx.
Water: $216 p.q approx.

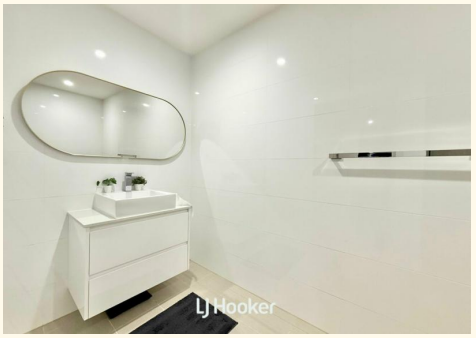
- Rates are subject to change. Interested parties must rely on their own enquiries.
- Some photos are virtually styled.

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	T95HJX
Property Type	Apartment
House Size	130 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking

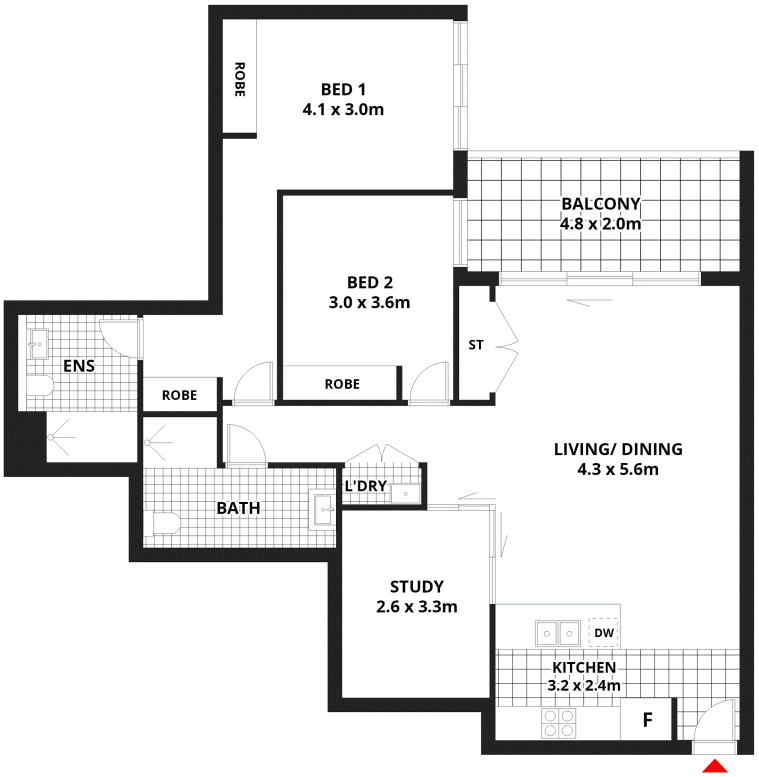
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Vicky Krdanian 0490 719 847
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A405/17-23 Merriwa Street, Gordon, NSW 2072

Internal & Balcony	101m² (Approx.)
Car space & Storage	29m² (Approx.)
Total	130m² (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.

LJ Hooker Gordon

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LJ Hooker