

## Gordon, B102/3 Fitzsimons Lane

North Facing with Quiet Aspect & Leafy Views

Experience modern comfort and effortless convenience in this stylish 2-bedroom apartment, perfectly positioned in the heart of Gordon. Designed for contemporary living, it boasts an open-plan layout that maximizes space and natural light. A bright north-facing aspect enhances the seamless living and dining area, which extends to a generous balcony - ideal for relaxing or entertaining.

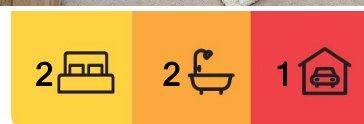
The gourmet kitchen is beautifully appointed with gas cooking, sleek stone benchtops, premium Smeg appliances and a breakfast bar.

The master bedroom offers a private retreat with an oversized ensuite and both bedrooms enjoy direct balcony access.

With Gordon Station, Gordon Centre, and a variety of cafes just moments away, this apartment presents the perfect blend of lifestyle and convenience.



**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**  
\$800,000-\$830,000

**View**  
Wed 18th Jun @ 10:35AM - 11:00AM

**Contact**  
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**LJ Hooker Gordon**  
**(02) 9496 8000**

#### Property Features:

- Light-filled open-plan living and dining area flowing to the balcony
- Stylish kitchen with stone benchtops and premium Smeg appliances
- Master suite with oversized ensuite, both bedrooms with balcony access
- Modern bathrooms featuring sleek floor-to-ceiling tiles
- Secure basement car space with additional storage cage
- Prime location near transport, shops, and local amenities
- Within Gordon West Public School & Killara High School catchments
- Ideal home with convenience for investors or first home buyers

#### Outgoings:

Strata: \$1,596 p.q (approx.)

Council: \$369 p.q (approx.)

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

**DISCLAIMER:** All information contained herein is gathered from sources deemed reliable. However, LJ Hooker Gordon cannot guarantee its accuracy and recommends interested parties undertake their own inquiries. This information should not be used for decision-making without expressed written consent from LJ Hooker Gordon.

## More About this Property

<b>Property ID</b>	SVHHJX
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (2)

#### Kenny Gong 0456 887 000

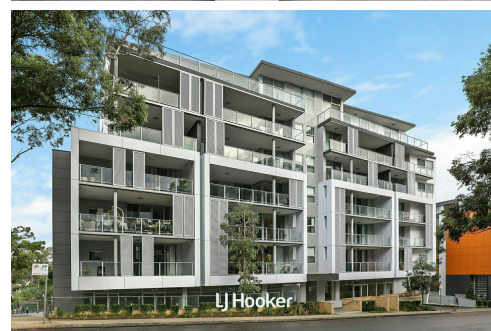
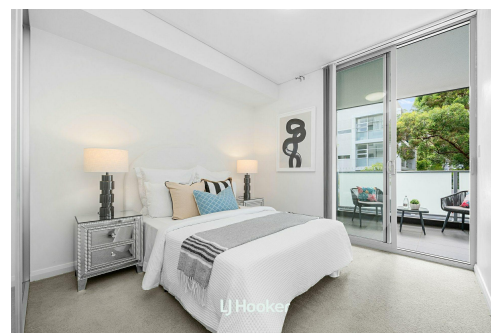
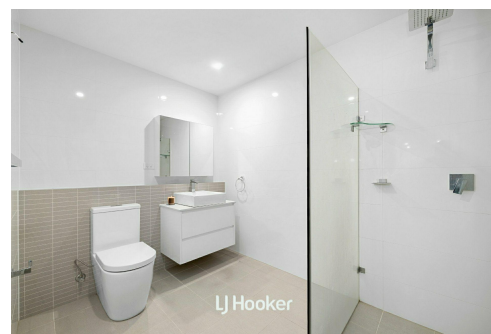
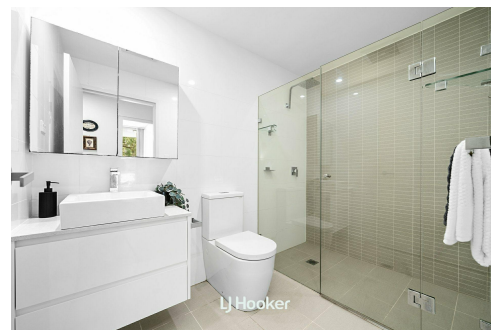
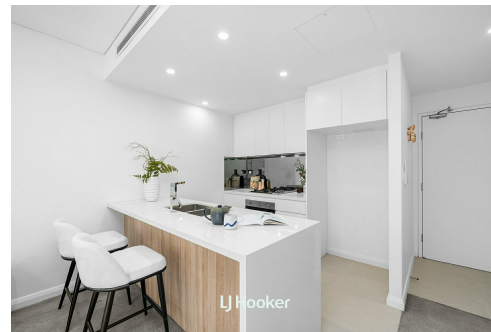
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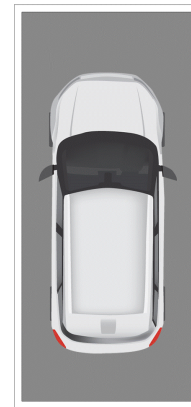
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102/3 Fitzsimons Lane, Gordon, NSW 2072

Internal & Balcony	83m <sup>2</sup> (Approx.)
Car space & Storage	17m <sup>2</sup> (Approx.)
<b>Total</b>	<b>100m<sup>2</sup> (Approx.)</b>



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