



11 Burgoyne Street, Gordon

## Prestigious East Side 450m to Rail, Dual Street Access, No Conservation

Set along one of Gordon's most desirable central yet private east-side streets with RARE Dual street access (to Garden Square as well) both sides from two quiet streets &mdash; a privilege seldom found in such a tightly held locale, this elegant family home unfolds with a quiet sense of character and grace. Importantly, the property is not heritage-listed, is not within a conservation area, and is free from bushfire and flood zoning constraints, offering both immediate enjoyment and long-term peace of mind. Thoughtfully refined over time, it balances its original charm with a more considered, contemporary way of living. Just minutes walk from rail and village life, it offers a gentle blend of privacy, convenience and connection.

Beyond its traditional facade, the home reveals a carefully composed sequence of spaces, where arrival is met with a quiet sense of balance. The wide covered verandah forms a refined architectural threshold, offering a timeless space to arrive and gather. A formal living room unfolds gracefully to one side, where ornate ceilings and picture-frame windows meet a contemporary gallery-style fireplace &mdash; architectural, lived-in, and quietly warm, while a

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### AUCTION

Sat 27th Jun @ 11:00AM

### VIEW

Wed 17th Jun @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

LJ Hooker Gordon  
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more intimate home office sits opposite, complete with its own fireplace and private external access &mdash; offering a secluded retreat for work or reflection.

As the home extends inward, the spatial experience softens and opens. A light-filled retreat adjoining the terrace enhances the home's layered living experience, equally suited as a casual living space, media lounge or peaceful everyday escape. Moving deeper, a dedicated formal dining setting is positioned alongside the kitchen, establishing a refined zone for hosting, before effortlessly spilling out to the terrace and lush garden beyond. Here, everyday living takes on a lighter rhythm, with expansive glazing drawing in greenery and natural light. Anchored by a Silestone island and wide oven, the kitchen remains both functional and elegantly composed, seamlessly supporting daily life and entertaining alike. Tucked away at the rear, the adjoining family area could be enjoyed as a casual living zone, children's retreat or quiet reading space, adding flexibility to the home's layered floorplan.

Accommodation comprises four well-proportioned bedrooms, including a privately positioned master with walk-in robe and ensuite. A separate home office with its own gas fireplace and external access adds a layer of versatility, easily adapting as a home office, guest space or fifth bedroom.

Outside, a covered terrace, gently lit by multiple skylights, extends the living into the open air. The land then reveals itself in layers. Set across approximately 1,043sqm, the gardens are established and deeply private, with a level lawn for everyday living and a Wisteria-covered pergola that filters the light and marks a quiet place to gather.

Perhaps most unexpectedly, a private garden path leads quietly through Garden Square, continuing on to Gordon Station and the surrounding shops &mdash; just 450m from your door, a small but meaningful luxury that becomes part of daily life

#### Property Features:

- Dual Street Access
- Approx. 450m walk to Gordon Station, caf&acute;s and local amenities (rear access via Garden Square)
- Not heritage-listed, not within a conservation area, and free from bushfire and flood zoning constraints
- Impressive 34m approx. frontage, enhancing the estate's street presence, scale and future appeal
- Expansive approx. 1,043sqm landholding with beautifully landscaped gardens
- Sunlit open-plan living flowing seamlessly to an alfresco entertaining terrace
- Four generously proportioned bedrooms, including a luxurious master suite with walk-in robe and ensuite
- Versatile study with gas fireplace and private external access, ideal as a fifth bedroom or executive home office

- Separate workshop offering flexibility for creative or lifestyle use
- Extra spacious double lock-up garage with internal access and cellar space
- Premium inclusions including ducted air conditioning, security alarm and video intercom
- Positioned within sought-after Killara High School catchments (STC) and close to leading North Shore private school

**Outgoings:**

Council: \$691 p.q (approx.)

Water: \$200 p.q (approx.)

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**MORE DETAILS**

Property ID	TDDHJX
Property Type	House
House Size	420 m2
Land Area	1043 m2
Including	<ul style="list-style-type: none"> <li>• Ensuite</li> <li>• Air Conditioning</li> <li>• Toilets (3)</li> <li>• Dishwasher</li> <li>• Outdoor Entertaining</li> <li>• Built-in-Robes</li> <li>• Secure Parking</li> <li>• Solar Panels</li> </ul>

**Jing Peng 0424 262 673**

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