





11 Park Avenue, Gordon

Grand Victorian Italianate Legacy in the Heart of Gordon

Proudly holding it's place within the streetscape and only 200m to Gordon station, this remarkable Victorian Italianate residence is a home of rare beauty, architectural distinction and enduring grace — a captivating piece of Gordon's past, thoughtfully evolved for modern family living.

Its striking silhouette immediately sets it apart. A steeply pitched slate hip-and-gable roof crowns the asymmetrical facade, where a beautifully faceted bay, decorative bargework and a soaring Gothic-inspired finial create an unforgettable first impression. Tall chimneys with distinctive chimney pots rise above the roofline, while fluted pilasters, elegant arched window mouldings and a bullnose verandah edged in delicate filigree reveal the craftsmanship and romance of the Victorian era.

Beyond the verandah, the interiors are equally evocative. Soaring ceilings, intricate decorative detailing, stained and leadlight glass and marble-framed open fireplaces bring warmth and grandeur to a sequence of beautifully proportioned rooms. Formal lounge and dining spaces provide an elegant setting for entertaining, while the dedicated familly room offers a more intimate place to retreat.

5 2 3

FOR SALE
$4,200,000

VIEW
Wed 25th Nov @ 1:00PM - 1:30PM

AGENTS
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

At its heart, a classic yet inviting library celebrates the art of gracious entertaining, while the spacious kitchen flows into casual living and dining, opening to a broad rear deck and leafy gardens beyond. Four generous bedrooms include a substantial main suite with walk-in robe and ensuite. Tucked away at the rear, a separate studio offers a private retreat — perfect as an additional bedroom or guest escape, with its own external powder room.

Set across approximately 1,220sqm, the property enjoys a wide frontage, established gardens, a circular driveway and valuable dual street access from Park Lane. An in-ground swimming pool rests beyond the home, adding another dimension to this wonderfully private family sanctuary.

Despite its sense of seclusion, the address is exceptionally convenient — approximately 200 metres from Gordon Station, with village shops, caf&aecute;s, Ravenswood and Gordon East Public School all within easy walking distance.

More than a home, this is an architectural legacy — a residence of beauty, history and soul, ready to begin its next chapter.

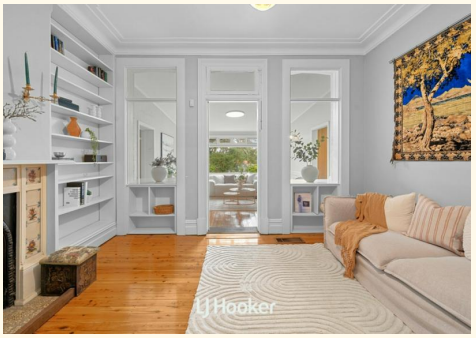
- Approx. 1,220sqm of beautifully established grounds with a wide 20m frontage
- Circular driveway plus valuable dual street access from Park Lane
- Elegant formal lounge and adjoining dining room celebrating gracious entertaining
- Spacious kitchen flowing to casual living and dining, opening to the broad rear deck
- Four generous bedrooms, including a substantial main suite with walk-in robe and ensuite
- Separate rear studio, ideal as an additional bedroom or guest retreat, with external powder room
- Expansive laundry offering exceptional practicality and storage
- In-ground swimming pool embraced by established, leafy gardens
- An exceptional combination of Victorian romance, family scale and modern-day liveability
- Just 200m to Gordon Station, moments to village shops, cafes, Ravenswood and Gordon East Public School

Outgoings:
Council: $650 p.q (approx.)
Water: $200 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 a third party without the expressed written permission of LJ Hooker Gordon.

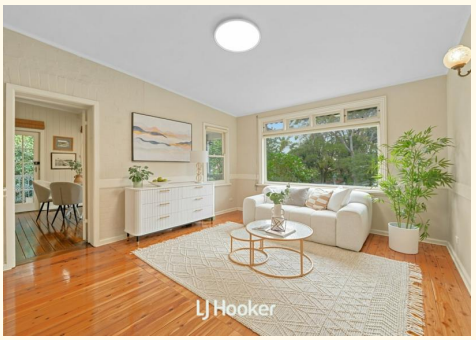
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MORE DETAILS

Property ID	TG8HJX
Property Type	House
Land Area	1220 m2
Including	Toilets (3)
	Pool
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes







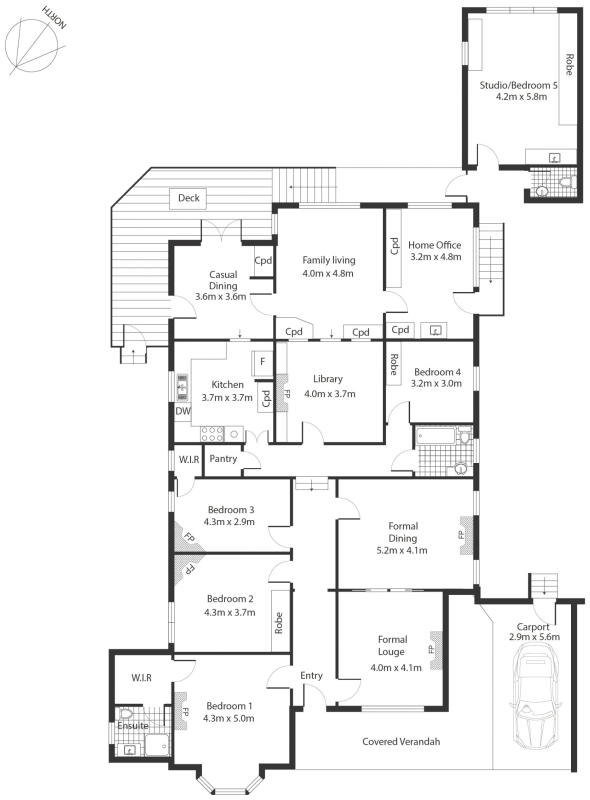




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SITE PLAN

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LAND SIZE APPROX. 1220 m²
INTERNAL AREA APPROX. 250 m²
EXTERNAL AREA APPROX. 35 m²
STUDIO & CARPORT AREA APPROX. 43 m²
TOTAL AREA APPROX. 328 m²

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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

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