

Gordon, 18 Craiglunds Avenue

Double-Dwelling Opportunity - 2,118sqm in Prime Location

Set on a substantial 2,118sqm parcel in a highly sought-after location, this unique property includes two separate dwellings, and offers versatile living and investment potential. Situated approximately 900m from Gordon shops and station, it presents an ideal opportunity for extended families, multi-generational living, or astute investors. The front house is currently tenanted at \$1,350 per week with the lease ending 26/10/2025.

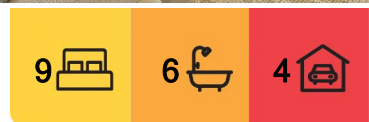
Key Property Features:

Front House – Renovated Colonial Character Home -

- Renovated with classic colonial charm and modern finishes
- Upper level:
- Three bedrooms with garden views



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
SOLD by Jing Peng Again!

View
ljhooker.com.au/SZ5HJX

Contact
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LJ Hooker Gordon
(02) 9496 8000

- Near-new bathroom
- Spacious kitchen with servery to dining area
- Juliet balconies, timber floors, near-new window shutters, air-conditioning
- Lower level:
 - Family living room with kitchenette
 - One adjacent bedroom with built ins
 - Stylish bathroom and laundry
- Large entertaining deck with natural gas BBQ connection and leafy outlook over child-friendly level lawn

Back House – Contemporary and Light-Filled Family Residence -

- Spacious, versatile floor plan with formal and informal living areas
- Elegant gas log fireplace, ducted air-conditioning throughout
- Sunlit family and dining areas opening to north-east facing alfresco patio and level lawn
- Gourmet kitchen with oversized island bench, ideal for casual family meals
- Two bedrooms downstairs, perfect for guests and/or home office use
- Upstairs:
 - Three large bedrooms with open living/study space
 - Master suite with walk-in robe, full ensuite with spa bath, and private balcony
 - Internal laundry, ample storage, and covered double carport
- Security features include back-to-base alarm, intercom, and built-in stereo system

Scandinavian Inspired Cabana -

- North-facing, sun-drenched and fully self-contained
- Includes kitchenette, bathroom, and living area
- Perfect as a studio/home office/family retreat
- Private stepped path to Blackbutt Reserve, offering a shortcut to Gordon station and shops

Location Highlights:

- Approx. 12-minute walk to Gordon Station via Vale Street Reserve
- Approx. 900m to Gordon shops and Gordon Golf Club
- Current school catchments Gordon West Public and Killara High School
- Approx. 1.3km to Ravenswood School for Girls

Outgoings:

Council: \$838 p.q (approx.)

Water: \$338 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 nor used by a third party without the expressed written permission of LJ Hooker Gordon.



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More About this Property

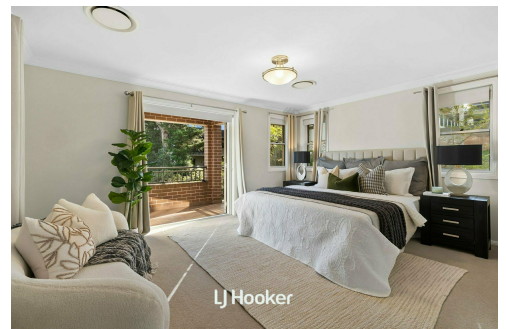
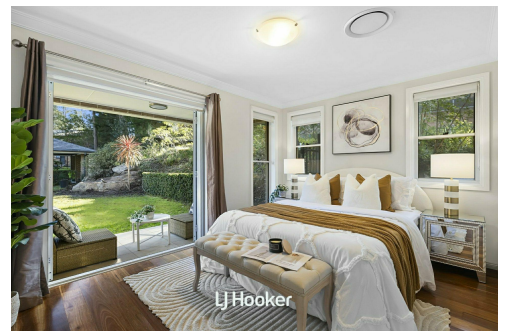
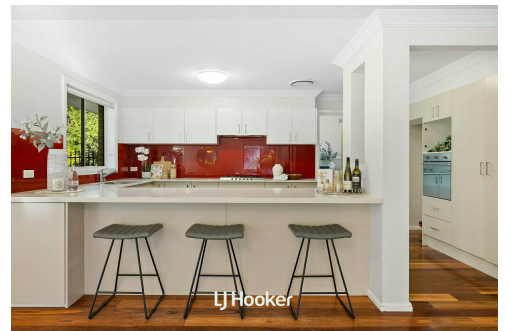
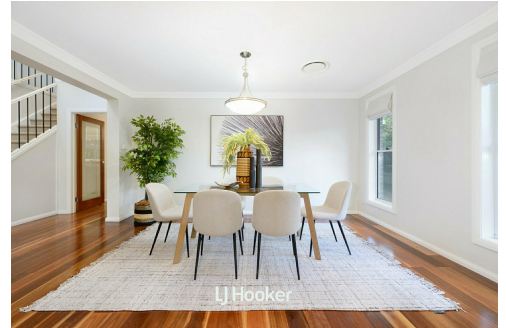
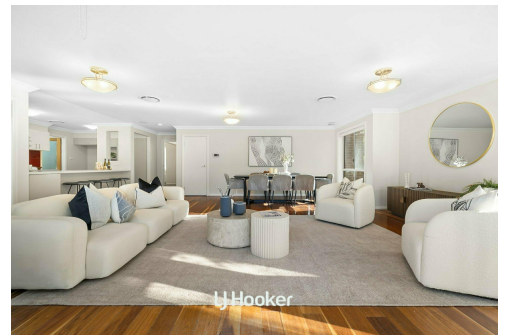
Property ID	SZ5HJX
Property Type	House
Land Area	2118 m2
Including	Toilets (6)

Jing Peng 0424 262 673

Principal | jingpeng@ljhookergordon.com.au

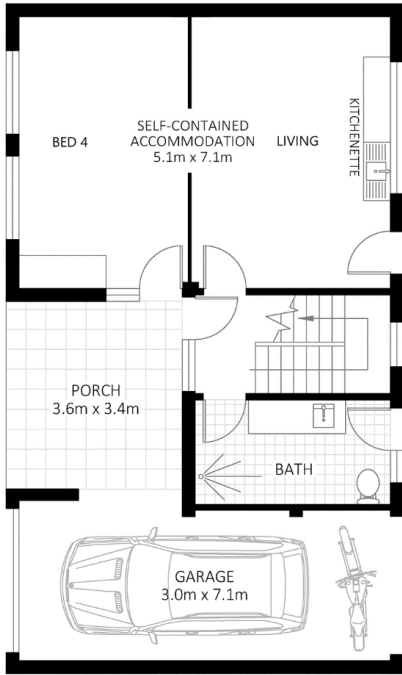
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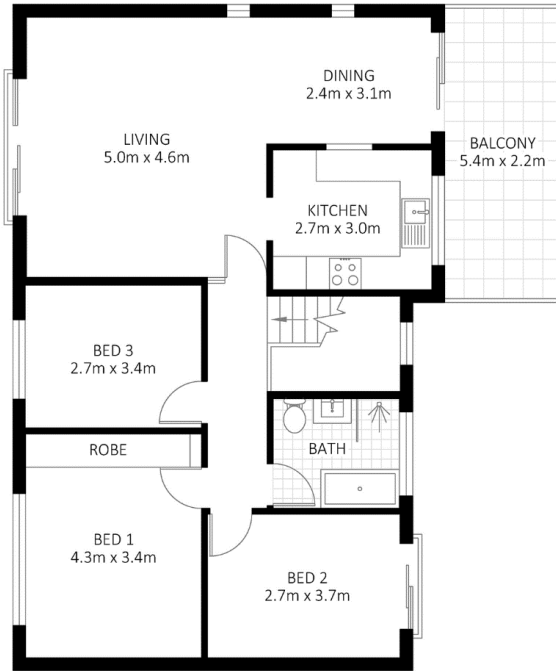


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HOUSE 2- GROUND FLOOR



HOUSE 2- FIRST FLOOR



HOUSE 2
 INTERNAL FLOOR AREA 161m²
 PORCH & BALCONY AREA 24m²
 TOTAL AREA (APPROX) 185m²

18 Craiglands Avenue, Gordon

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