

34 Highlands Avenue, Gordon

## A Beautifully Reimagined Family Home of Space, Light and Convenience

Set along a picturesque, tree-lined street, this circa 1920s full-brick bungalow has been masterfully enhanced to deliver a refined and welcoming family sanctuary. Rich in character, this substantial home with sandstone foundations showcases soaring decorative plaster ceilings, picture rails, hopscotch leadlight windows and a charming fireplace, all beautifully balanced with sophisticated contemporary upgrades. Terra cotta roof tiles and solid double brick construction ensure year-round comfort, while the home's generous proportions and abundant natural light create an immediate sense of warmth and space.

Positioned on approximately 1,005sqm of private, established gardens complete with a level lawn and a sparkling 15-meter in-ground lap pool, the setting promises effortless living just moments from the station, village shops and a choice of prestigious schools.

Framed by established gardens, the front of the home enjoys a wonderful sense of privacy, with a tranquil garden retreat and welcoming character porch, perfect for quiet mornings or evening

4 3 2

### AUCTION

Sat 21st Feb @ 10:15AM

### VIEW

Sat 21st Feb @ 10:00AM - 10:15AM

### AGENTS

Jing Peng  
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### AGENCY

LJ Hooker Gordon  
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Interested parties must rely solely on their own enquiries.



relaxation.

Inside, multiple formal and informal living areas unfold across two generous levels, offering exceptional flexibility for growing families. While a selection of outdoor spaces creates opportunities to unwind, entertain, or simply enjoy the peaceful garden surrounds. The formal living room is rich in character and warmth, showcasing high ornate ceilings, an open fireplace and a charming window seat that captures beautiful natural light throughout the day.

Adjoining this, the generously proportioned formal dining room offers wonderful versatility. Ideal for hosting family gatherings and dinner parties, it is also functional as a home office, music room or flexible living space to suit changing lifestyle needs.

The heart of the home is the stunning shaker-style kitchen, thoughtfully appointed with stone benchtops, double ovens and a striking 2.8-metre island, seamlessly connecting to expansive family and dining areas. These spaces extend effortlessly to the exterior living space, complete with travertine flooring and an automated louvred roof, allowing complete control over sunlight and weather for year-round entertaining.

Completing the appeal is the functional layout, including a private self-contained accommodation with an large rumpus room, ensuite, kitchenette and laundry, ideal as a teenager's/parents retreat, or for guests or in-laws. The home offers four generous bedrooms, including a choice of two master suites - one upstairs and one downstairs - ideal for multi-generational living or flexible family arrangements. The upstairs master enjoys the luxury of a renovated ensuite and opens to the sun-drenched verandah, while the downstairs suite is complete with a walk-in robe and renovated ensuite provides comfort and privacy.

The sun-drenched garden setting is a true highlight, enjoying leafy vistas, an elevated entertaining deck and a pristine in-ground pool set within established greenery - perfect for summer entertaining and relaxed weekends.

Comfort is assured with fully ducted reverse-cycle air conditioning to both levels, in-floor heating to the lower floor, LED lighting throughout and extensive electrical upgrades including three-phase power, a smart metre and electric vehicle charging capability.

This is a home where comfort, character and convenience come together to offer an exceptional long-term family lifestyle.

#### Property Features:

- Circa 1920s full-brick bungalow showcasing beautifully preserved period character
- Decorative plaster ceilings, leadlight windows and working fireplace throughout
- Sandstone foundations and soaring three-metre ceilings, expansive interiors
- Spacious formal dining room provides the perfect setting for hosting family and friends
- Light-filled family room opens seamlessly to an elevated outdoor entertaining deck
- Automated louvred rear verandah with French-pattern travertine flooring
- Fully automated 15m in-ground lap pool complemented by a level lawn and low-maintenance grounds
- The lower level offers a versatile and oversized retreat with direct access to a paved terrace
- Self-contained in-law accommodation with ensuite, walk-in robe, kitchenette and laundry



- Modern shaker style kitchen with double ovens, and a 2.8m island bench with stone benchtops
- Four generous bedrooms provide comfortable accommodation, some with built-in wardrobes
- The upstairs master suite is complete with a renovated ensuite and access to a sunny veranda
- The downstairs master suite is complete with a walk-in robe and ensuite with a bath & shower
- Additional features include attic storage and a double undercover carport

#### Location Features:

- Approx. 2-minute drive to Gordon Station for fast city access
- Approx. 100-meter walk to bus stops for convenient local transport
- Minutes to Gordon Centre shopping, cafes and everyday essentials
- Short distance to Ravenswood, Pymble Ladies' College, Knox Grammar
- Within Killara High School and Gordon East Public School catchments
- Quick access to parks, playgrounds and family-friendly spaces
- Convenient connection to Macquarie Centre and Chatswood retail hubs

#### Outgoings:

Council: \$598 p.q (approx.)

Water: \$204 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.

## MORE DETAILS

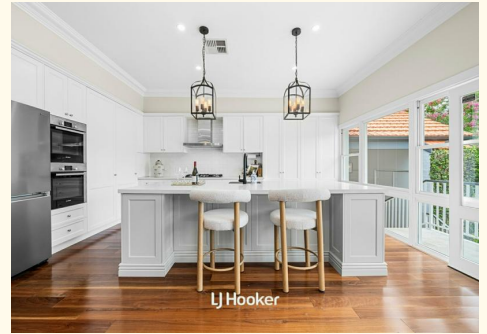
Property ID	T75HJX
Property Type	House
Land Area	1005 m2
Including	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking

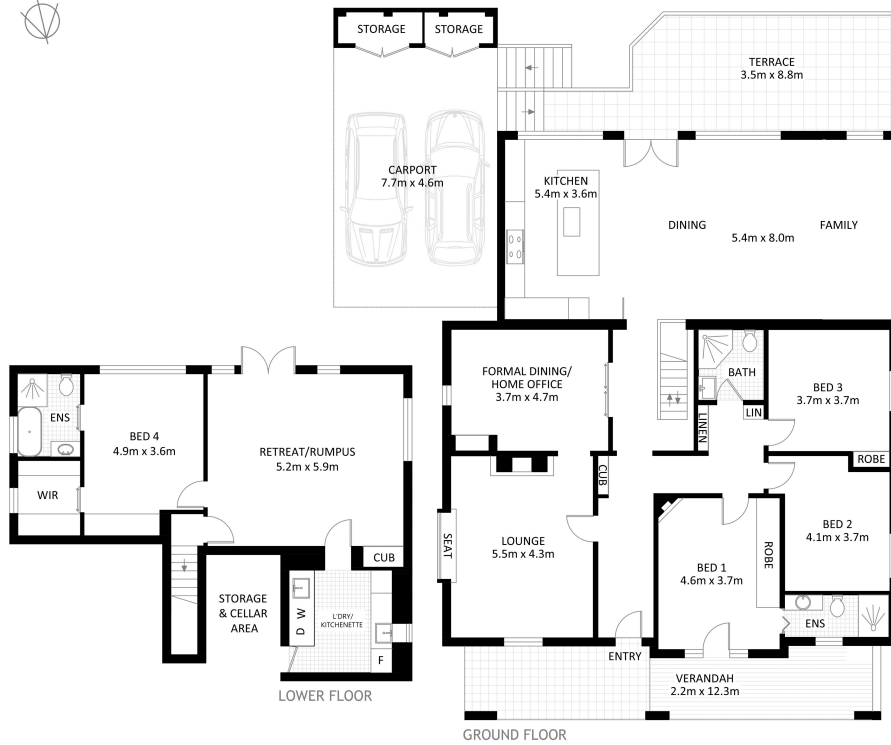
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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

**LJ Hooker**

TOTAL AREA APPROX. 360m<sup>2</sup>  
TOTAL LAND SIZE APPROX. 1,005sqm<sup>2</sup>