

## Gordon, 34 Moree Street

Premier Clear Level Land! High Side! Stroll to shops and Rail!

Offering spacious interiors, multiple living zones, and outstanding potential for future development (STCA), all within a prestigious and family-friendly neighbourhood, just steps from Gordon Station, shops and boutique restaurants, within the sought-after Killara High School catchment and minutes to Ravenswood School for Girls.

The layout is thoughtfully designed with flexibility in mind, offering a variety of living areas to suit different needs and lifestyles and opens to a light-filled and expansive layout. The large open-plan kitchen flows effortlessly into a generous family and dining area with floorboards, bespoke cabinetry and a cozy fireplace. French doors lead out to the level garden, making it a wonderful space for entertaining or enjoying relaxed family time.

Accommodation includes four large bedrooms, three of which feature built-in wardrobes with two renovated and spacious bathrooms, with one featuring a full-sized bathtub, and

4 

2 

2 

### Auction

Sat 28th Jun @ 11:15AM

### View

Wed 11th Jun @ 11:00AM - 11:30AM

### Contact

**Jing Peng**

0424 262 673

jingpeng@ljhookergordon.com.au



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

**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.



the large internal laundry adds to the home's practicality.

Adding further flexibility is a separate air-conditioned cubby house, ideal as an art studio, home office or teenage retreat. There's also ample off-street parking including a carport, and multiple living areas including a formal lounge with fireplace for year-round comfort.

34 Moree Street is a rare offering in a tightly held location. With its generous proportions, versatile floor plan and excellent location, this property will appeal to families, investors and developers alike, all seeking to take advantage of the outstanding potential this location offers.

#### Location Benefits:

- Only 550m approximately to public transport options at Gordon train station
- Only 270m approximately to Gordon shops and restaurants, offering a variety of dining and retail
- Proximity to Gordon Golf Club, approximately 500m, perfect for golf enthusiasts
- Approximately 800m to highly sought after Ravenswood School for Girls

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 About this Property

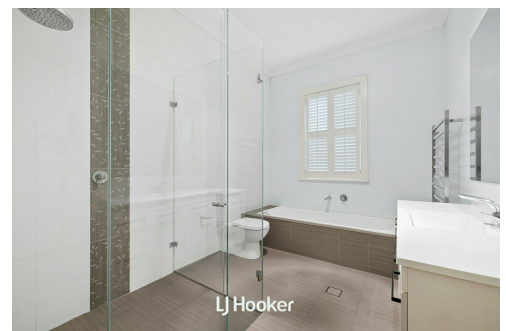
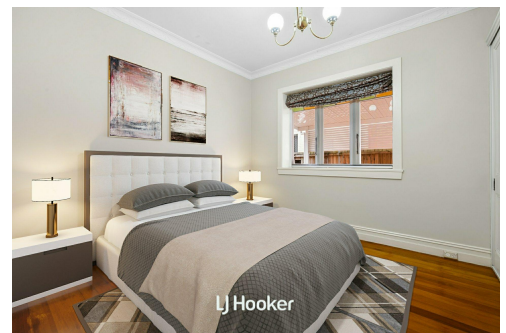
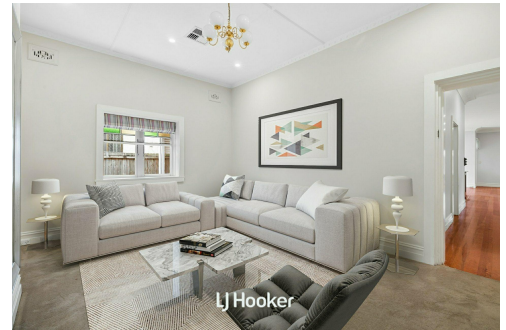
Property ID	SZ7HJX
Property Type	House
Land Area	676.6 m2
Including	Toilets (2) Floorboards Built-in-Robes

**Jing Peng 0424 262 673**

Principal | [jingpeng@ljhookergordon.com.au](mailto:jingpeng@ljhookergordon.com.au)

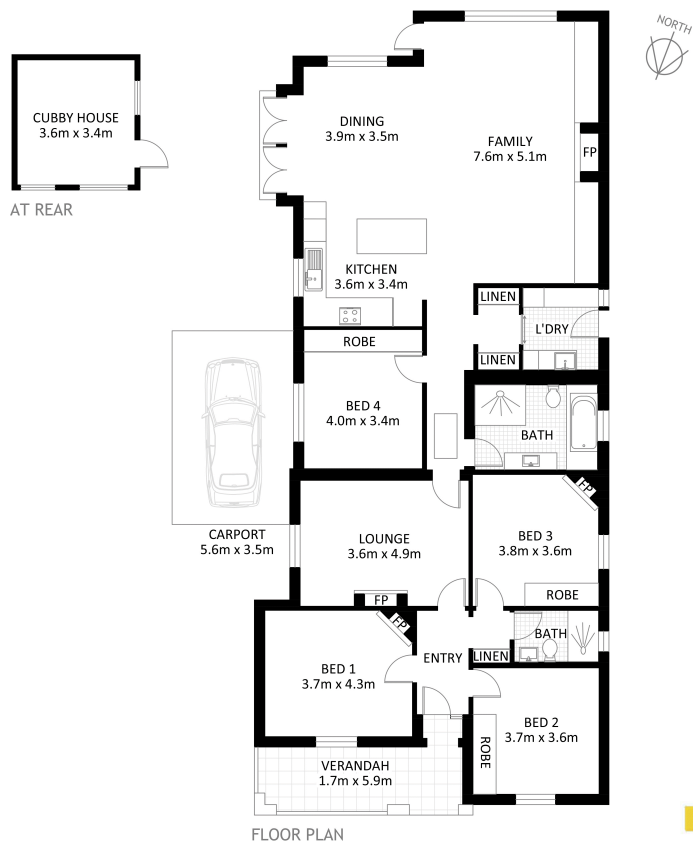
**LJ Hooker Gordon (02) 9496 8000**

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072  
[gordon.ljhooker.com.au](mailto:gordon.ljhooker.com.au) | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)



**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.

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



**LJ Hooker**



TOTAL AREA APPROX 227m<sup>2</sup>

TOTAL LAND SIZE APPROX. 676.6m<sup>2</sup>

## 34 Moree Street, Gordon

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