

38 Highlands Ave, Gordon

SOLD Again by Jing Peng!

Not just a comfortable and spacious home for now, but a strategic landholding with LMR development Potential!

Within NSW LMR housing area (Low and Medium Rise Housing Policy), this is also a true goldmine of future development — free from flood zone, bush-fire zone, and heritage or conservation restrictions.

Nestled in one of the east side's most prestigious pockets, this substantial double brick home captures the essence of family living with space, style and timeless appeal. Positioned on a quiet, tree-lined street, it offers an inviting sanctuary where everyday life feels effortlessly connected to the best of the North Shore. Renowned schools, village shopping, leafy parks and city transport are all within easy reach, creating a lifestyle of unmatched convenience.

Occupying a generous 961sqm parcel, the home is designed to enjoy natural light and open spaces, with a seamless flow between its living zones and outdoor areas. On the entry level, three beautifully proportioned bedrooms feature floor-to-ceiling built-in robes, while the main bathroom is finished with floor to ceiling tiling, a bath and a separate shower. The elegant formal lounge and dining rooms are defined by soaring ceilings and an enormous sandstone fireplace

4 2 2

FOR SALE
SOLD Prior to Auction

AGENTS

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AGENCY

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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.

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– a true centrepiece that radiates warmth and character. The open-plan kitchen, complete with a bay window and quality inclusions, adjoins a casual dining area that spills effortlessly to the expansive entertaining deck, perfect for relaxing or entertaining under the covered alfresco area.

Downstairs opens up a whole new world of flexibility – an inspired teenage retreat, studio/in-law accommodation, perfect as an entertainer's dream. Tiled throughout, it includes a large studio that can be utilised as a 4th bed, an enormous entertaining/games room, a second bathroom, home office and direct access to the paved terrace, lush gardens and sparkling in-ground pool. Here, every day feels like a private resort, surrounded by immaculate landscaping and level lawns ideal for children to play and pets to roam.

Blending timeless construction with modern upgrades, this home is ready to enjoy while offering scope to personalise and add your own touch over time. Its setting in the catchments for Gordon East Public School and Killara High, plus close proximity to Ravenswood School for Girls, underscores its family-friendly credentials.

Property Features:

- Situated in one of the east side's most prestigious pockets
- Substantial double brick home with timeless appeal & modern updates
- Set on a 961sqm parcel with landscaped gardens, level lawns and pool
- Seamless flow between sunlit living areas & outdoor entertaining spaces
- Main bathroom with bath, separate shower and floor-to-ceiling tiling
- Elegant formal lounge and dining with soaring ceilings
- Open-plan kitchen with bay window, adjoining casual dining
- Entertaining deck and covered alfresco area overlooking gardens
- Three upstairs bedrooms with floor-to-ceiling built-in robes
- Flexible lower level with guest bedroom, 2nd bathroom, family room
- Direct access to paved terrace, lush gardens & sparkling in-ground pool
- Versatile layout ideal as teenage retreat or in-law accommodation
- Within Gordon East Public School and Killara High catchments
- Close to Ravenswood, Gordon Station, shops, parks and city transport

Outgoings:

Council: \$804 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

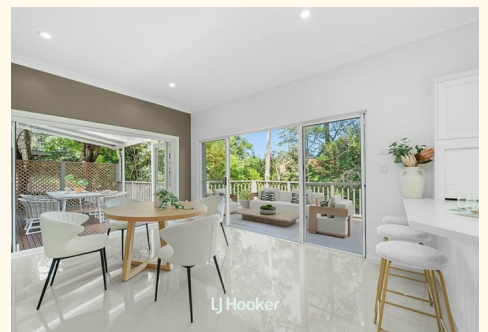
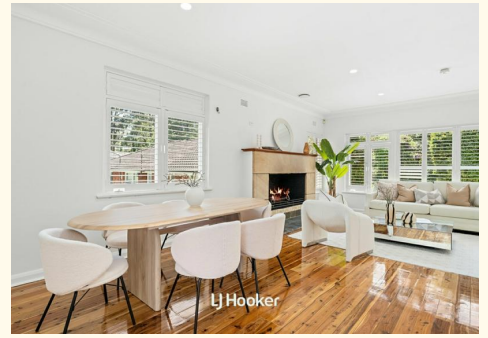
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Property Type House
Land Area 961.1 m2

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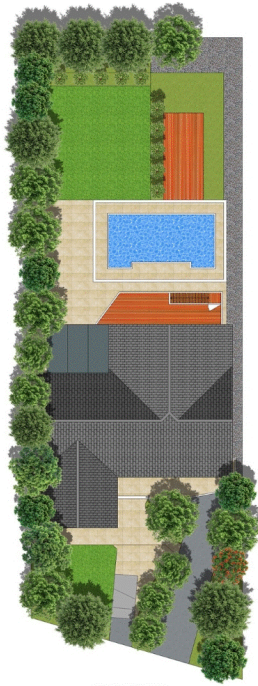
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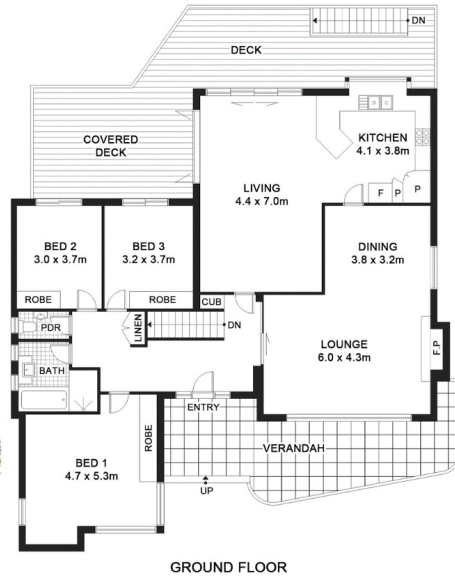
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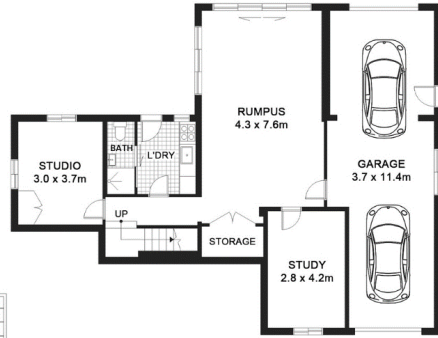
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SITE PLAN



GROUND FLOOR



LOWER FLOOR



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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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TOTAL AREA APPROX. 278m²
LAND SIZE APPROX. 961m²