

47 Craiglands Avenue, Gordon

Peaceful Elevated Family Living with Serene Leafy Surrounds

A refined expression of contemporary design with a natural elegance, this elevated residence sits gracefully among the treetops, embracing quality materials, abundant light and a seamless connection to its leafy surrounds. Set high to capture tranquil green vistas, soaring timber-lined ceilings, expansive panes of glass and earthy textures compose an atmosphere that feels both calming and richly character-filled from the moment you step inside.

Perfectly nestled within a peaceful, family-friendly enclave, this inviting residence blends everyday comfort with exceptional convenience, just moments from Gordon Station, village shops, cafés and sought-after schools. Framed by leafy streets and quality homes, it offers a relaxed lifestyle where transport, parklands and every essential amenity are effortlessly within reach.

Generous living spaces unfold with a relaxed warmth, where handcrafted finishes sit beautifully against garden views at every turn. The home's design encourages seamless indoor–outdoor living, with living areas flowing directly to covered entertaining spaces and greenery beyond, making it ideal for both quiet retreat and relaxed gatherings with family and friends. Light-filled interiors,

3 2 1

FOR SALE

Auction

VIEW

Sat 2nd May @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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LJ Hooker

seamless indoor-outdoor living and a peaceful, leafy outlook define the home, with a true emphasis on its quiet and private setting. Designed for modern family living, it offers both comfort and functionality in equal measure.

Designed for practical living, the home features three well-proportioned bedrooms and two bathrooms, including a private ensuite to the main bedroom. Generous living spaces are complemented by a functional layout that caters effortlessly to families, downsizers or those seeking single-level ease.

Adding to its everyday appeal, the home includes a separate laundry with its own external access, along with a lock-up garage for one car and the added benefit of ample street parking. Ducted zoned air conditioning ensures year-round comfort throughout the home, completing a lifestyle package of comfort, convenience and location.

An exceptional opportunity to secure a residence in one of the area's most tightly held streets, this well-presented property represents outstanding value for buyers looking to enter the North Shore market.

Property Features:

- Elevated position capturing peaceful leafy outlooks
- Peaceful family-friendly setting in a highly convenient pocket
- Generous living and dining zones for family comfort
- Timber-lined ceilings, natural light and inviting interiors
- Three well-proportioned bedrooms with built-in storage
- Main bedroom complete with private ensuite bathroom
- Separate laundry with its own external access
- Zoned underfloor A/C, lock-up garage and ample street parking
- Moments to Gordon Station, village shops, caf´s and parklands
- Close to sought-after schools, such as Ravenswood School for Girls
- Gordon West Public School and Turramurra High School catchments

Rates:

Council: \$617 (approx.)

Water: \$202 p.q (approx.)

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MORE DETAILS

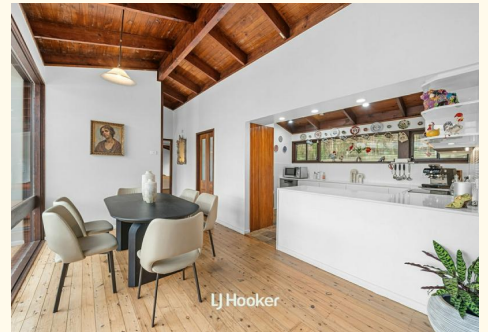
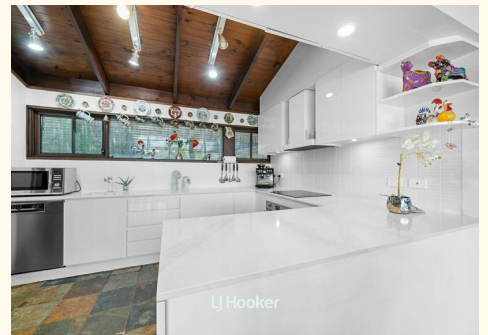
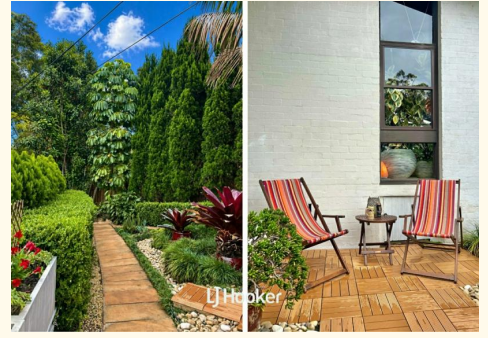
Property ID TC0HJX
Property Type House
House Size 260 m2
Land Area 461 m2
Including Ensuite
Air Conditioning
Deck
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced

Jing Peng 0424 262 673

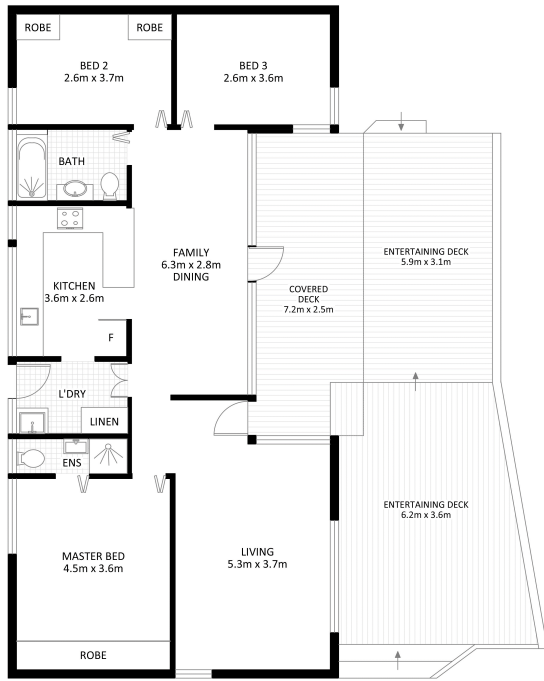
Principal | jingpeng@ljhookergordon.com.au

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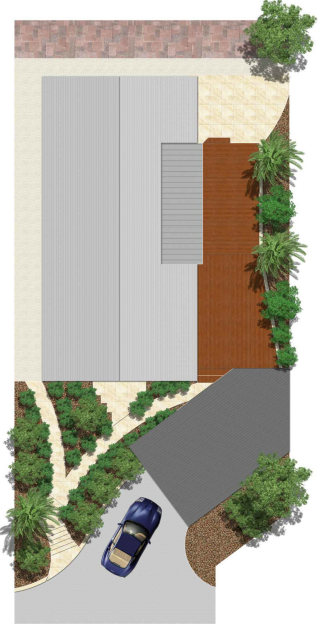
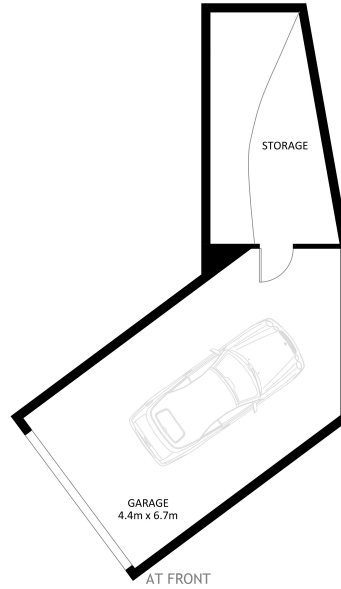
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FLOOR PLAN



SITE PLAN



LAND SIZE APPROX. 461m²
 INTERNAL AREA APPROX. 101m²
 EXTERNAL AREA APPROX. 62m²
 GARAGE & STORAGE AREA APPROX. 40m²
 TOTAL AREA APPROX. 260m²

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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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