



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, caf/u233?s 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/u8217?s design encourages seamless indoor/u8211? 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. A newly built 2022 kitchen

3 2 1

FOR SALE
For Sale $1,850,000

VIEW
Sat 28th Nov @ 10:30AM - 11:00AM

AGENTS

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anchors the home with modern finishes, a comfortable layout and a natural connection to the surrounding living and dining spaces.

Light-filled interiors, 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 areas 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
- Newly built 2022 kitchen with modern, functional design
- 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/u233?s and parklands
- Close to sought-after schools, such as Ravenswood School for Girls
- Gordon West Public School and Turramurra High School catchments

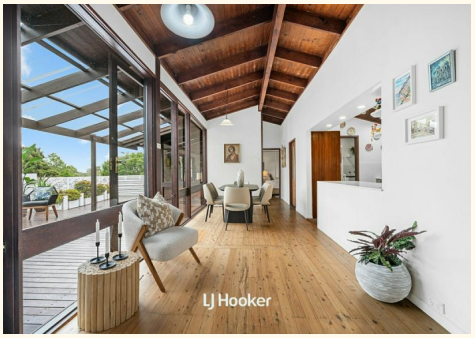
Rates:
Council: $617 (approx.)
Water: $202 p.q (approx.)

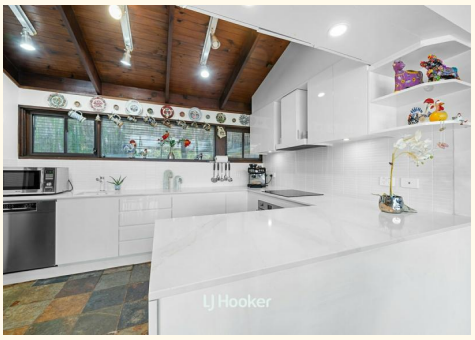
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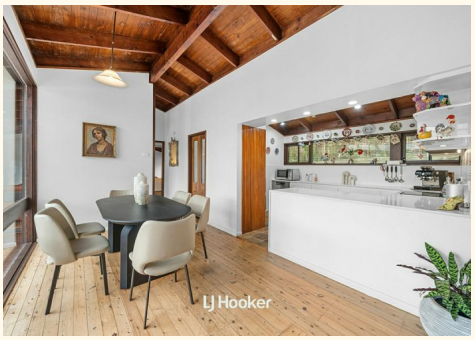
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MORE DETAILS

Property ID	TC0HJX
Property Type	House
Including	Ensuite
	Air Conditioning
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced







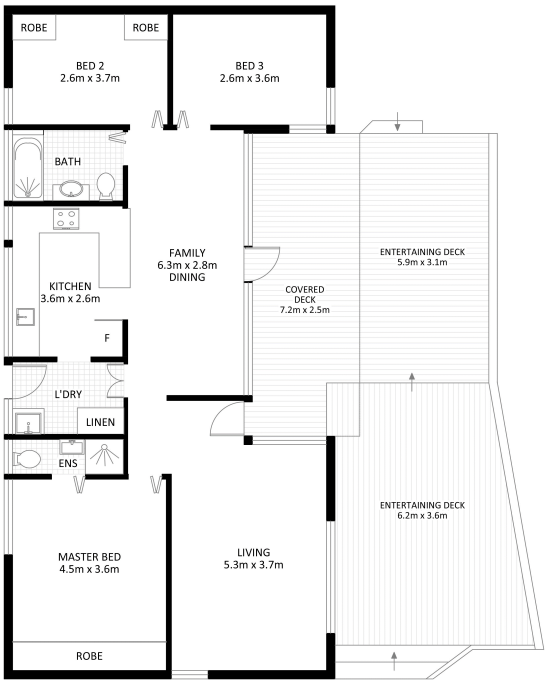




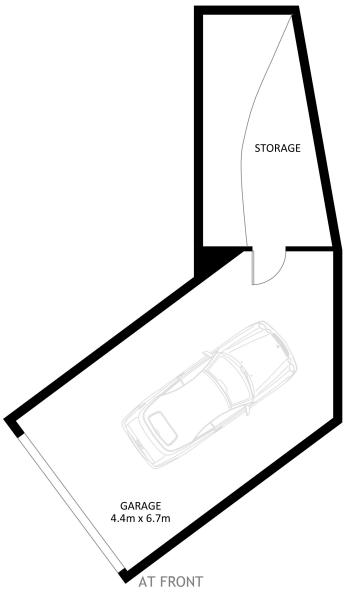
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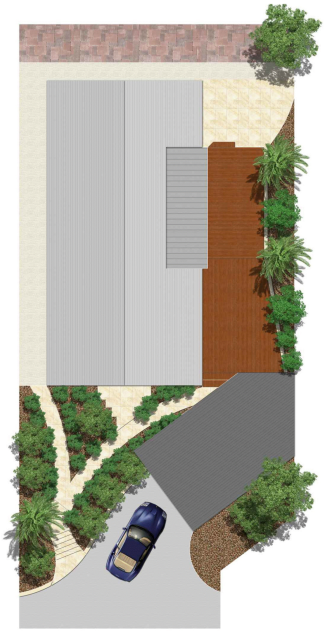
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FLOOR PLAN



AT FRONT



SITE PLAN

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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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