

50 Elgin Street, Gordon

Sunlit Home with a North-to-Rear Aspect, Versatile Spaces and Serene Outlooks

Tucked away in a private and peaceful setting, this spacious and bright ready-to-move-in home, held by only one owner since its completion approximately 16 years ago, unfolds across two levels and offers an effortless low-maintenance lifestyle with a prized north-to-rear aspect. Framed by leafy outlooks, the residence captures a sense of calm and connection to its tranquil surrounds.

The main level brings together a choice of living and dining spaces, with a formal lounge and dining area, a welcoming family room and casual meals area. At the heart of the home, the generous kitchen provides abundant storage, expansive benchtops, and a breakfast bar, all opening onto an elevated terrace that takes in sweeping leafy views, perfect for entertaining or simply enjoying the serenity.

The main level consists of two bedrooms, each with built-in wardrobes, while downstairs features the master bedroom with an ensuite and direct access to the backyard, alongside 2 additional bedrooms and a versatile rumpus area, creating an ideal space for family living and relaxation.

5 🏠 3 🚿 2 🚗

FOR SALE
\$3,200,000 - \$3,400,000

VIEW
Wed 29th Apr @ 12:00PM - 12:30PM

AGENTS
Jing Peng
0424 262 673
jingpeng@ljhookergordon.com.au

Ben Chen
0421 838 789
benchen@ljhookergordon.com.au

AGENCY
LJ Hooker Gordon
(02) 9496 8000

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**

Outdoors, a covered entertaining area steps down to a expansive lawn, creating an inviting haven for children to play or for relaxed entertaining against a leafy backdrop. With every detail designed for ease, this home blends space, privacy, and tranquillity in a highly convenient location.

Despite its peaceful enclave, the home is still just a short ride from everyday conveniences. The bustling Gordon shops and Gordon Station are nearby, as well as cafes and restaurants. Just a one-minute stroll (around 60 m) from the bus stop at Rosedale Road at Elgin Street, you'll enjoy seamless access to routes 194, 197, and 582. Families will appreciate being within the Killara High School catchment & Gordon East Public School catchment which is only 650m away.

Property Features:

- Ready to move in, completion approximately 16 years ago
 - Peacefully tucked away, the home enjoys a private setting with a prized north-to-rear aspect
 - A formal lounge and dining room sit alongside a family living area and casual meals space
 - The spacious kitchen includes storage, large benchtops, and a breakfast bar opening to an elevated balcony
 - Two bedrooms with built-ins are on the main level, with large main bathroom
 - The lower level also provides three bedrooms, a rumpus, and direct outdoor connection
 - A covered entertaining area flows to a generous lawn, perfect for children, pets, or gatherings
 - Conveniently located, short drive to Gordon shops, cafes, restaurants, and Gordon Station
 - Only 180-meter walk to bus stop, offering quick access to routes to Gordon Station
 - Families will value the catchments, with Gordon East Public 650m away and Killara High nearby
- all distances are approx.

Outgoings:

Council: \$487 p.q (approx.)

Water: \$173 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 T3DHJX
Property Type House
Land Area 1037 m2
Including Toilets (3)

Jing Peng 0424 262 673

Principal | jingpeng@ljhookergordon.com.au

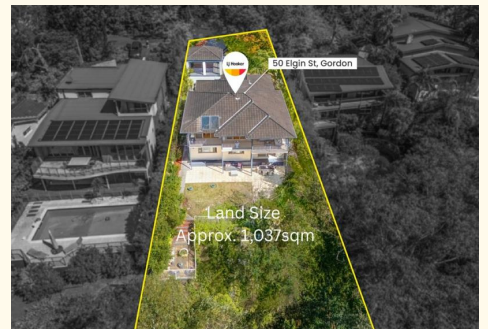
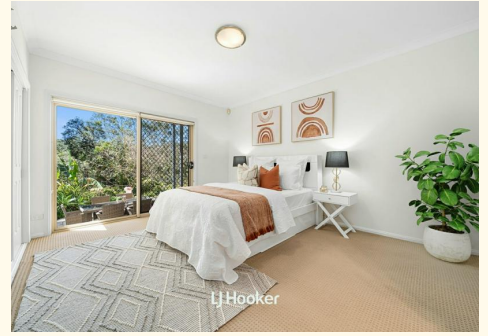
Ben Chen 0421 838 789

Sales Executive | benchen@ljhookergordon.com.au

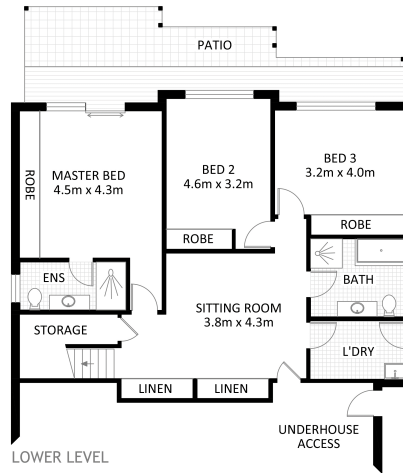
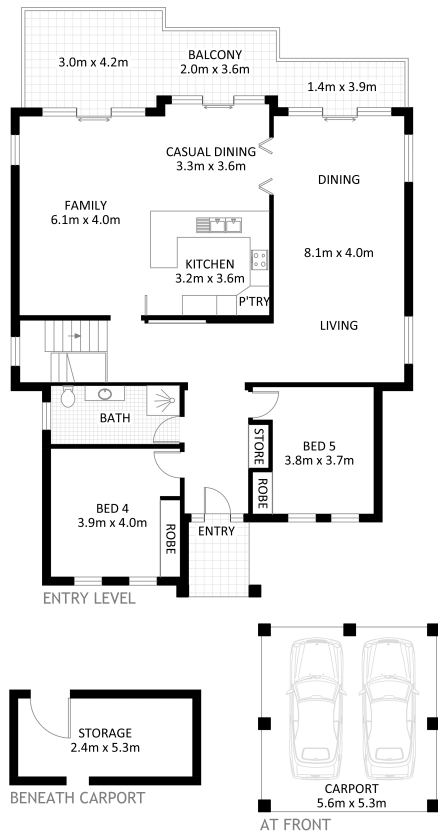
LJ Hooker Gordon (02) 9496 8000

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072

gordon.ljhooker.com.au | reception@ljhookergordon.com.au



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

TOTAL AREA APPROX. 340m²
TOTAL LAND SIZE APPROX. 1,037m²

50 Elgin Street, Gordon

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

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