

8 Khartoum Avenue, Gordon

Spacious Family Home in a Prime Location with Exceptional Development Potential

Set in a highly sought-after Gordon precinct, only a 110-meter walk to Gordon Station, 8 Khartoum Avenue, Gordon offers a substantial landholding with immediate family comfort and exceptional future development potential. Perfectly positioned within walking distance to Gordon Station, city and Chatswood connections are effortless, while Gordon Centre's shops, cafes and amenities are just moments away. The property is also close to some of the North Shore's most prestigious private schools, providing a lifestyle of convenience, education and connectivity.

This exceptional residence, built by Masterton Homes in 2000, offers a spacious and thoughtfully designed family home configured for flexible living. Generous interiors flow seamlessly across multiple formal and informal living and dining areas, creating a practical layout ideal for both everyday life and entertaining.

Accommodation features four generously proportioned bedrooms, including two master suites, and is complemented by a spacious, dedicated home office ideal for work-from-home needs. Enhancing its

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FOR SALE

SOLD under the Hammer \$7,138,000

AGENTS

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AGENCY

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 **LJ Hooker**

versatility, a fully self-contained one-bedroom studio at the rear of the main residence, with its own private back lane access, offers an ideal space for extended family, guests, or potential supplementary income.

Five bathrooms ensure comfort across the household, while extensive vehicle accommodation includes a car garage - featuring a substantial two to four car garage separate from the main residence in addition to secure garaging attached to the home.

Surrounded by beautifully established gardens at both the front and rear, the outdoor spaces offer privacy, greenery and room for families to enjoy while further enhancing the property's sense of scale.

Zoned R4 High Density Residential, the land benefits from favourable planning controls with emerging Transit Oriented Development (TOD) strategies, making it an attractive prospect for developers, investors or buyers seeking to landbank in a growth-focused location (STCA).

Property Features:

- Substantial landholding just 110-metres from Gordon Station
- Zoned R4 High Density Residential with redevelopment potential
- Positioned within the emerging TOD precinct
- Outstanding opportunity for developers, investors or landbank buyers
- Spacious Masterton Homes residence ideal for multi-generational living
- Multiple formal and informal living areas for entertaining
- Five generous bedrooms plus expansive dedicated home office
- Self-contained accommodation ideal for guests, family or income
- Five well-appointed bathrooms ensuring everyday family convenience
- Rare five-car accommodation including detached four-car garage
- Established gardens provide privacy and peaceful outdoor enjoyment
- Minutes to Gordon Centre, restaurants, cafes and other conveniences
- Gordon East Public School and Killara High School catchments

Outgoings:

Council: \$674 p.q (approx.)

Water: \$200 p.q (approx.)

- Some images have been virtually styled.

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MORE DETAILS

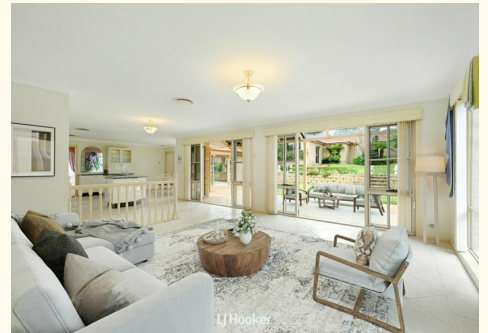
Property ID T9DHJX
Property Type House
Land Area 1043 m2
Including Toilets (5)
Dishwasher
Floorboards
Built-in-Robes
Solar Panels

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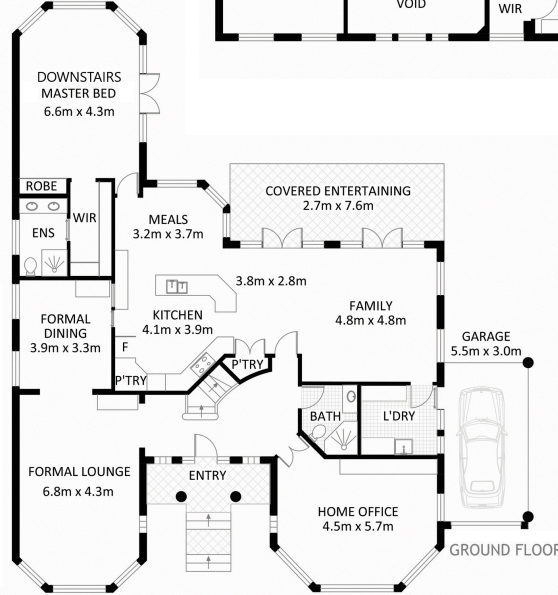
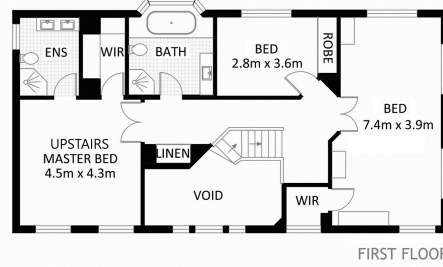
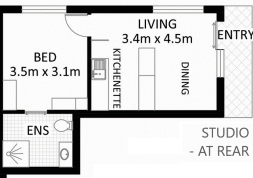
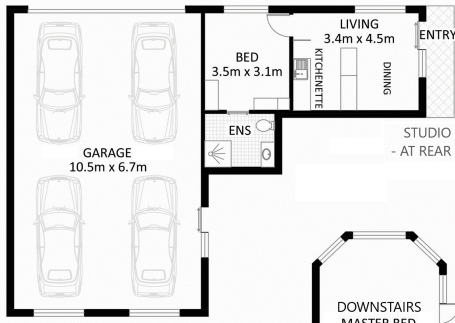
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FRONT HOUSE | 4 BED, 4 BATH, 5 CAR
TOTAL AREA APPROX. 344m²

STUDIO AT REAR | 1 BED, 1 BATH
TOTAL AREA APPROX. 103m²

LAND SIZE APPROX.
1,043m²



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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.

K H A R T O U M A V E



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