

9 Waugoola Street, Gordon

## A Welcoming Family Haven Amongst the Greenery

Two Entrances. One Private Retreat.

Surrounded by beautifully landscaped gardens and leafy outlooks, 9 Waugoola Street offers a warm and inviting family setting, thoughtfully designed to bring comfort, space and a sense of connection to the outdoors.

For ease of everyday access and ultimate convenience, the home flows from the rear lane to the garage and onward to the house.

Inside, generous proportions and an abundance of natural light create a welcoming atmosphere throughout. Large windows draw in the greenery beyond, while the home's considered layout provides distinct spaces for family living, quiet retreat and entertaining. Quality appointments and thoughtful inclusions add comfort and practicality, with gas central heating downstairs, reverse-cycle air conditioning upstairs and an alarm and intercom system.

At the heart of the home, the spacious kitchen combines Miele and ILVE appliances, ample storage and an expansive island bench, creating a natural gathering point for everyday family life. The

4 2 2

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

**VIEW**  
Sat 31st Oct @ 2:00PM - 2:30PM

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

adjoining living and dining areas flow naturally towards the elevated outdoor entertaining deck, where leafy views create a beautiful backdrop for relaxed afternoons, morning coffee or entertaining with family and friends.

A separate formal lounge offers a more intimate place to unwind, enhanced by a charming open fireplace that brings warmth and character to the space. Beyond, the beautifully landscaped rear garden extends to a generous grassed area, giving children plenty of room to play and enjoy the outdoors.

The accommodation is thoughtfully arranged for family living, with the master bedroom enjoying a private ensuite and generous walk-in wardrobe. Three additional bedrooms are positioned downstairs alongside the main bathroom, complete with a bathtub and separate shower, while underfloor heating in both bathrooms provides an added layer of comfort. A dedicated home office provides valuable flexibility for working from home, study or a peaceful retreat, while an upstairs powder room adds further convenience.

Practicality is equally well considered, with secure accommodation for two cars, substantial subfloor storage and the added convenience of dual access via the rear laneway. A bus service at the door provides effortless everyday connectivity, while Gordon Station is only minutes away.

Set within the Gordon East Public School and Killara High School catchments, this is a home where generous living spaces, beautiful gardens and leafy surroundings come together to create a comfortable and enduring family lifestyle.

#### Property Features:

- Generous living and dining areas flowing to elevated entertaining deck
- Spacious kitchen with Miele and ILVE appliances, island bench
- Separate formal lounge with charming open fireplace
- Landscaped rear garden with generous grassed area for children
- Master bedroom with ensuite and generous walk-in wardrobe
- Three additional bedrooms, dedicated home office
- Upstairs powder room providing added everyday convenience
- Main bathroom with bathtub, separate shower and underfloor heating
- Gas central heating downstairs and reverse-cycle A/C upstairs
- Alarm and intercom system providing added security and convenience
- Two-car accommodation, rear laneway access & subfloor storage
- Gordon East Public School and Killara High School catchments

#### Location Features:

- Approx. 80 meters to bus stop, with services to Gordon Station & St Ives
- Approx. 1.4km to Gordon Station (3-min drive/20-min walk)
- Approx. 800 meters (10-min walk) to Gordon East Public School
- Approx. 350 meters (5-min walk) to Darnley Oval

#### Outgoings:

Council: \$711 p.q (approx.)

Water: \$216 p.q (approx.)

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | TJAHJX               |
| Property Type | House                |
| Land Area     | 790.4 m2             |
| Including     | Ensuite              |
|               | Study                |
|               | Toilets (3)          |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |

**Jing Peng 0424 262 673**

Principal | [jingpeng@ljhookergordon.com.au](mailto:jingpeng@ljhookergordon.com.au)

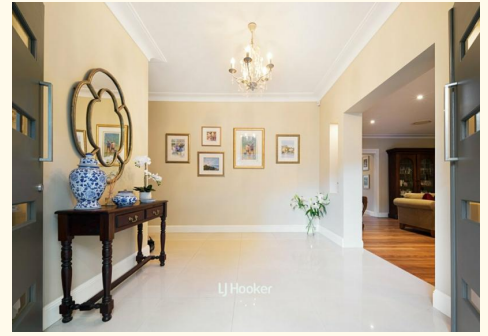
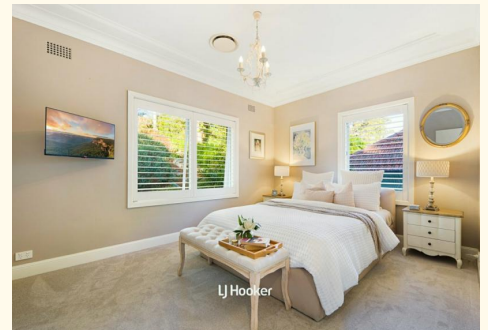
**Rachel Johnson 0437 304 254**

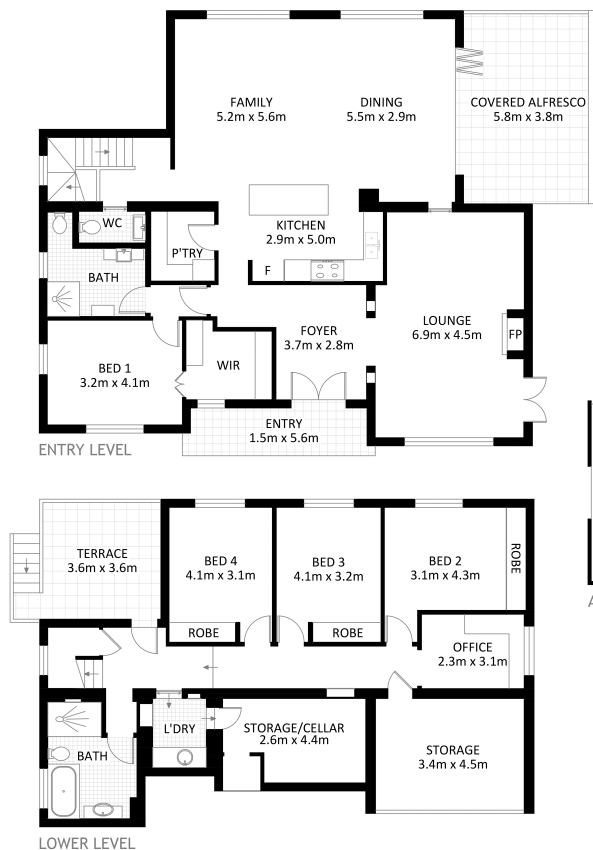
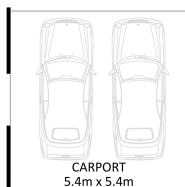
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AT REAR



SITE PLAN



INTERNAL AREA APPROX. 265m<sup>2</sup>  
 ALFRESCO & TERRACE AREA APPROX. 35m<sup>2</sup>  
 CARPORT AREA APPROX. 29m<sup>2</sup>  
 TOTAL AREA APPROX. 329m<sup>2</sup>

## 9 Waugoola Street, Gordon

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