



## Gordon, 9/23 - 25 Dumaresq Street

Over 55's Boutique Complex, Positioned On The Top Floor At The Rear

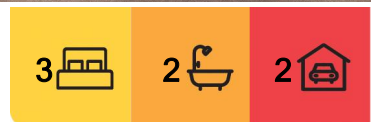
Designed exclusively for the over 55's, this full brick classic and timeless three-bedroom apartment offers space, sunshine and privacy, positioned at the rear on the top floor with lift access overlooking gardens. Conveniently located to a range of Gordon's best lifestyle attractions.

This stylish home offers plenty of natural light and privacy with an ideal North facing aspect. Classic spacious interiors and exteriors, with effortless transitions out to the sundrenched entertainer's terrace with undercover Vergola, enjoying elevated, leafy outlooks. Showcasing a timeless sense of elegance in a central setting, this apartment is perfect for downsizers looking to embrace an easy living lifestyle with added bonus of no common walls.

Some of the features of this home include:



**Disclaimer:** 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.



**For Sale**  
Price Guide \$1,500,000

**View**  
[ljhooker.com.au/2W1MF6K](http://ljhooker.com.au/2W1MF6K)

**Contact**  
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**LJ Hooker Mona Vale**  
**(02) 9979 8000**

- \* Entertainers terrace is complete with a gas barbeque connection, clothesline and hose for easy and effortless living. Beautiful, landscaped garden beds for a lush outlook.
- \* Quality eat-in Chef's stone kitchen with Blanco gas cooktop and quality appliances.
- \* Open plan living and dining areas with high ceilings, custom in-built cabinetry, which overlooks the sunny terrace area for an indoor/outdoor flow.
- \* Multiple bedroom arrangements suit a variety of requirements and configurations, with built in robes and ample storage in each bedroom. Master bedroom complete with fully tiled, spa-bath ensuite.
- \* Elegant stone, fully tiled bathrooms with a feel of luxury and quality.
- \* Custom joinery, ducted climate control air-conditioning, linen cupboard and plantation shutters throughout and internal laundry.
- \* Security intercom in a boutique block of 12.
- \* Double lock-up side by side, basement garaging with remote control access and direct lift access.

Enjoying shared Landscaped established gardens and gazebo, and beautiful communal spaces throughout the complex.

This home is ready to move in and enjoy. Occupying a prime location with ideally situated for easy access to Gordon Centre, cafes, restaurants, shops and library. Gordon Train station close-by, busses and Gordon Golf Club. Only a short distance to St Ives Shopping Village, Macquarie Shopping Centre and 25 minute drive (approx.) to your favourite Northern Beaches.

#### OUTGOINGS:

Strata:	\$3,944.40 per quarter
Council:	\$460.00 per quarter
Water:	\$82.05 per quarter

#### SIZE:

Internal + Terrace:	222sqm approx.
Garage:	34sqm approx.
Total:	256sqm approx.

Strata Report available upon request

#### Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.



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## More About this Property

<b>Property ID</b>	2W1MF6K
<b>Property Type</b>	Unit
<b>Land Area</b>	256 m2

**Christina Grace 0412 126 363**

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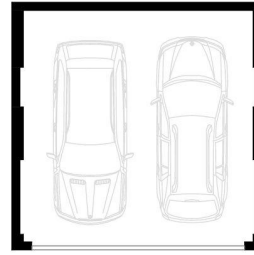
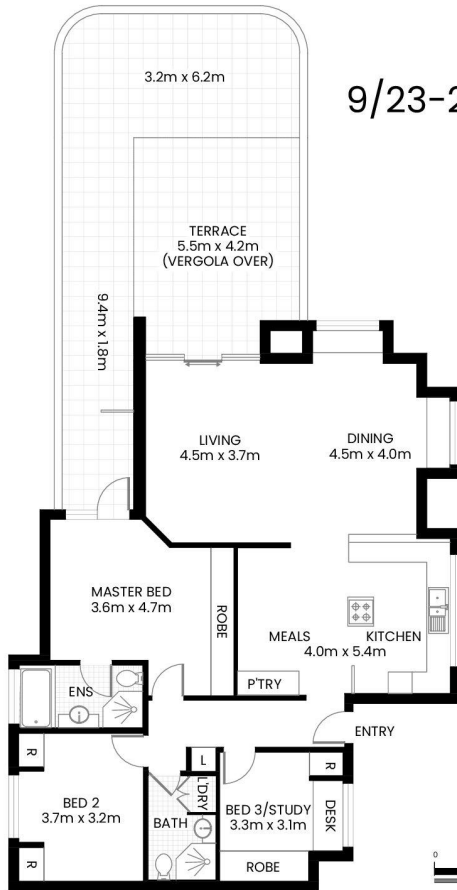
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# Gordon

9/23-25 Dumaresq Street



GARAGE  
5.9m x 6.0m  
(NOT ACTUAL LOCATION)

TOTAL AREA 256m<sup>2</sup> APPROX.



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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