

## Killara, 4/9-23 Bruce Avenue

### LUXURIOUS GARDEN APARTMENT IN DESIRABLE KILLARA GRAND

SOLD by Natalie Pavlova for a Complex Record Price!

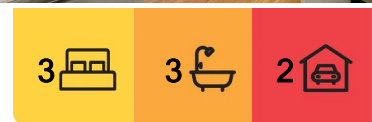
This executive-quality apartment is positioned on one of Killara's finest streets, with private indoor and outdoor living areas that invite leisurely entertaining. The "Killara Grand," a building of sandstone and brick construction, is built to a high standard, located approximately 10 minutes' walk to both Killara and Gordon Railway Stations, and close to prestigious private and public schools (within the Killara High School zone). Greengate Park, popular Gordon Shopping, and Killara Golf Club are also within walking distance.

#### Accommodation

This garden-style apartment offers expansive living areas and is oriented to maximize sunlight and privacy, with interiors flowing to an entertaining terrace surrounded by established gardens.



**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**  
SOLD by Natalie Pavlova for a Complex Record Price

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

**Contact**  
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[npavlova@ljhookergordon.com.au](mailto:npavlova@ljhookergordon.com.au)

**LJ Hooker Gordon**  
**(02) 9496 8000**

- Grand main entrance welcoming you to this spacious, sun-drenched ground-floor apartment
- Open-plan living and dining area leading to a beautiful terrace with a BBQ and designed garden
- Superb kitchen equipped with top-quality Miele appliances, gas cooktop, stainless steel range hood, and cupboards with soft-closing doors and drawers. Includes a walk-in pantry, wine cellar, and extra storage
- 3 bedrooms, 3 bathrooms (2 ensuites), separate study/office and powder room
- Main bedroom with spa bath and a large built-in cupboard. Two linen cupboards and internal laundry
- Stunning Brushed Matt Blackbutt floorboards in the living area and master bedroom
- Caesarstone benchtops in the kitchen and bathrooms, fully frameless safety glass shower screens
- Bi-folding glass windows and doors with roll-away fly screens and heavy-duty window frames
- Remote control Vergola with rain sensor and multiple settings to open louvres
- Feng Shui principles and elements integrated into the design
- Double car garage conveniently located near the lifts, with storage cages. Ducted reverse cycle A/C
- Located in the Killara Public and Killara High School catchment; stroll to Ravenswood College and Greengate Park

#### Features

Additional features include ducted reverse cycle air conditioning, NBN internet connections, cable TV, high ceilings with decorative cornices, Cavestone tiles in the kitchen and foyer, gas bayonets, and audio-visual intercom with security access to the building, lifts, and parking.

Enjoy a quality lifestyle with all modern conveniences in this sought-after location, yet still minutes from all the amenities this exclusive area has to offer.

**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 About this Property

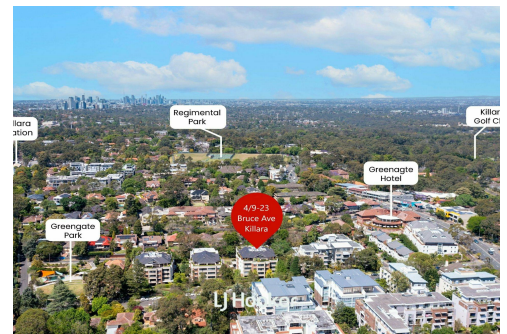
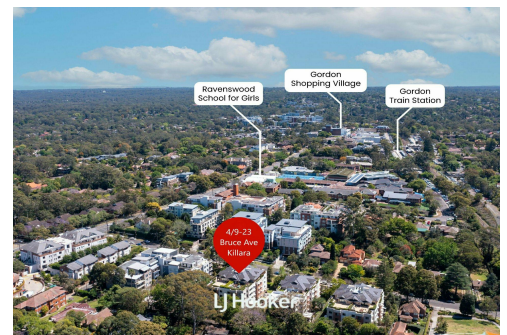
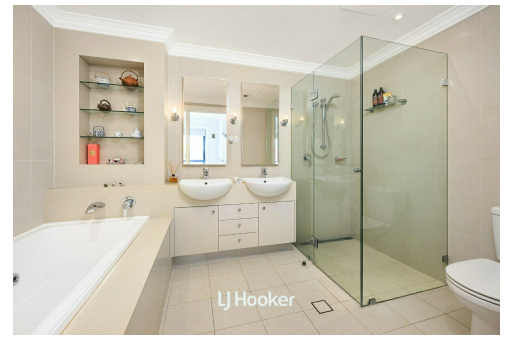
<b>Property ID</b>	SQEHJX
<b>Property Type</b>	Apartment
<b>Including</b>	Study Toilets (4)

**Natalie Pavlova 0413 416 381**  
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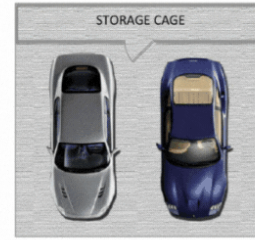
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SECURITY CAR SPACE  
(NOT ACTUAL LOCATION)



STORAGE CAGE  
(NOT ACTUAL LOCATION)

INTERNAL AREA	141m <sup>2</sup>	(Approx.)
GARDEN AREA	100m <sup>2</sup>	(Approx.)
DOUBLE CAR GARAGE	41m <sup>2</sup>	(Approx.)
STORAGE CAGE	3m <sup>2</sup>	(Approx.)
<b>TOTAL AREA ON TITLE</b>	<b>285m<sup>2</sup></b>	<b>(Approx.)</b>

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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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