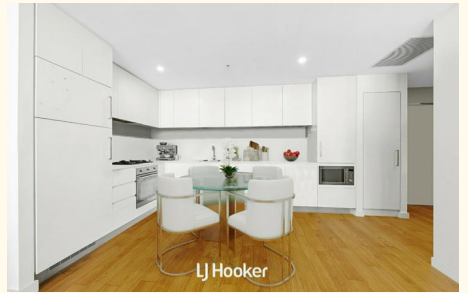


**Sold**



503/2 Mooltan Avenue, Macquarie Park

## ANOTHER ONE SOLD BY KENNY & HIS TEAM

Modern and Sunny on a High Floor, 5 minute walk to Macquarie Metro & Shops

Positioned high on the fifth floor, and enjoying a peaceful setting, the residence delivers a wonderful sense of space, light, and effortless modern living. Designed for comfort and everyday ease, the expansive open-plan living and dining zone flows seamlessly outdoors to a generous balcony, overlooking the sparkling resident only in-ground pool, creating a relaxed extension of the home ideal for entertaining or unwinding. The contemporary kitchen is appointed with quality gas cooking and premium stainless-steel appliances.

Bathed in natural light, the oversized bedroom offers a quiet private retreat complete with built-in wardrobes and direct balcony access. The modern bathroom features an ultra-spacious shower, while reverse-cycle air conditioning, a security intercom, lift access, a large car space in secure parking, and additional storage further enhance the home, offering a low-maintenance lifestyle without compromise.

Surrounded by vibrant cafes, and retail, the location offers exceptional convenience only a 5-minute walk to Macquarie Shopping Centre,

1 1 1

**FOR SALE**  
JUST SOLD!

**AGENTS**

Kenny Gong  
0456 887 000  
kgong@ljhookergordon.com.au

Candy Pan  
0406 680 686  
candy.p@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.



Macquarie Uni and Metro Station, creating a lifestyle defined by connectivity and ease. Set within a thriving and evolving precinct, the home presents an outstanding opportunity for buyers seeking space, accessibility, and long-term appeal.

Features include:

- Spacious open-plan living and dining flowing to a large sunlit balcony
- Generous bedroom with built-ins and direct balcony access
- Gourmet gas kitchen with stone benchtops and Smeg appliances
- Oversized modern bathroom with quality finishes and a large shower
- Security intercom, lift access, reverse-cycle air conditioning
- Oversized, secure car space (5.5m x 4.1m) and storage cage
- Approx. a short 650m walk to Macquarie Uni Metro Station
- Moments from Macquarie University and Macquarie Shopping Centre
- Close to vibrant cafes, restaurants, and lifestyle amenities
- Exclusive resident only use in-ground swimming pool & gym
- Positioned in one of Sydney's most rapidly evolving precincts

Outgoings:

Strata: \$1,539 p.q (approx.)

Council: \$371 p.q (approx.)

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

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be 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 relied upon by a third party without the expressed written permission of LJ Hooker Gordon.

## MORE DETAILS

Property ID	T8PHJX
Property Type	Apartment
Including	Toilets (1)
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking

**Kenny Gong 0456 887 000**

Managing Director | Sales Executive | [kgong@ljhookergordon.com.au](mailto:kgong@ljhookergordon.com.au)

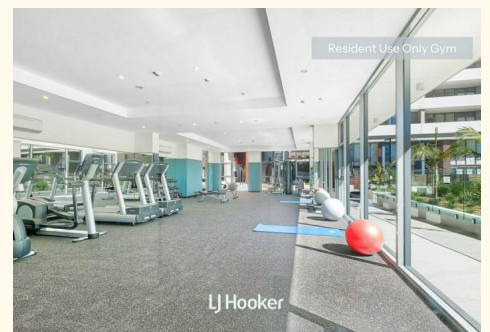
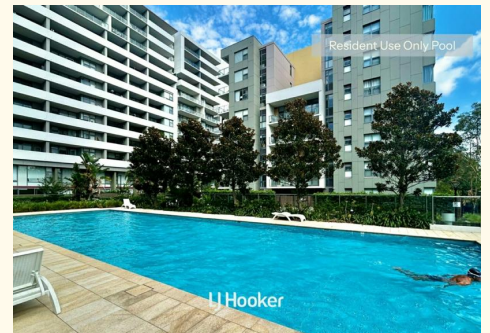
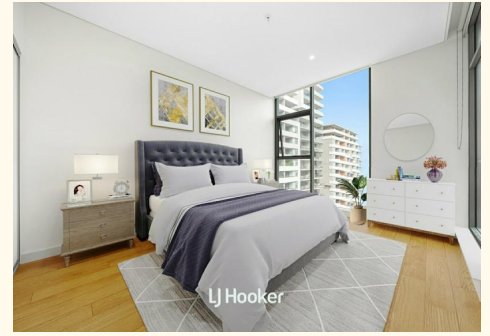
**Candy Pan 0406 680 686**

Sales Executive | [candy.p@ljhookergordon.com.au](mailto:candy.p@ljhookergordon.com.au)

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

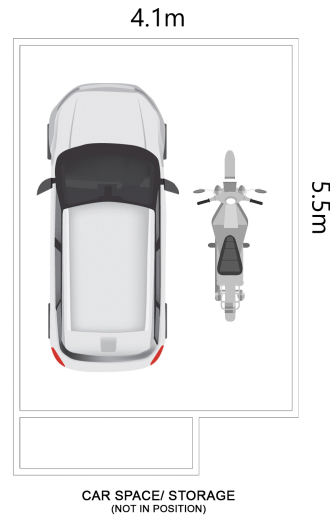
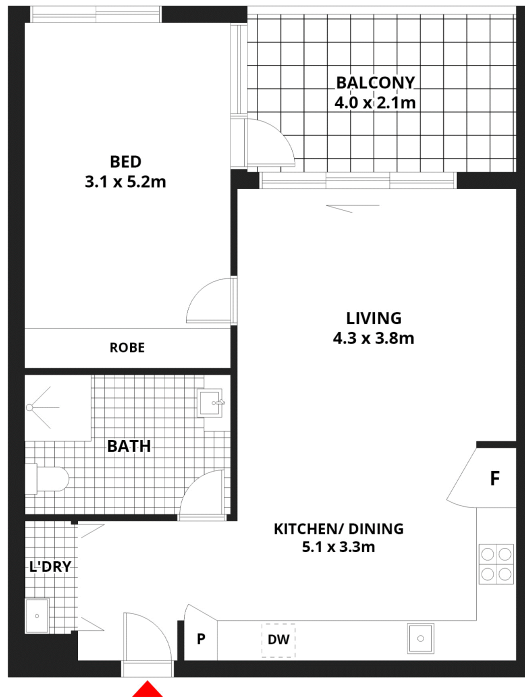
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072

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503/2 Mooltan Avenue, Macquarie Park, NSW 2113

Internal & Balcony	68m <sup>2</sup> (Approx.)
Car space & Storage	25m <sup>2</sup> (Approx.)
Total	93m <sup>2</sup> (Approx.)



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LJ Hooker Gordon

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