

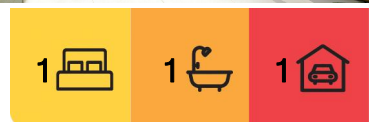
Mount Colah, 39/4 Werombi Road

Oversized Courtyard, North Aspect & Study Nook - A Private Retreat

* Unit 39 located in BUILDING C - Easy pedestrian entry through Pacific Hwy. For any issues, call Vicky on 0490 719 847. *

Designed for those who appreciate space, privacy, and modern living, this beautifully presented apartment offers a rare combination of comfort and convenience. Boasting an oversized courtyard, it provides the perfect setting for outdoor entertaining, relaxing in the sunshine, or creating a private garden retreat.

With a prized north-facing aspect, the open-plan living and dining area is bathed in natural light, extending seamlessly to the courtyard, which is conveniently fitted with a gas bayonet and tap, for effortless indoor-outdoor living. The stylish kitchen is equipped with quality appliances, a breakfast bar, island and sleek finishes.



For Sale
For Sale \$565,000

View
By Appointment

Contact
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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.

LJ Hooker Gordon
(02) 9496 8000

A dedicated study nook provides a practical space for working from home, ensuring flexibility for a modern lifestyle. The generously sized bedroom features built-in storage and direct courtyard access, enhancing the sense of openness and retreat.

Positioned in a peaceful, tree-lined pocket of Mount Colah, this apartment is just a short stroll to Mount Colah Station, providing easy access to the city and surrounding suburbs. Local shops, cafes, and parks are all within reach, while nearby access to the M1 ensures effortless connectivity for commuters. Ideal for first-home buyers, investors, or downsizers, this home offers a perfect balance of tranquility and convenience.

Property Features:

- Oversized private courtyard, perfect for outdoor entertaining
- North-facing aspect, ensuring an abundance of natural light
- Open-plan living and dining with seamless indoor-outdoor flow
- Dedicated study nook, ideal for working from home
- Stylish kitchen with quality appliances and ample storage
- Spacious and bright bedroom with mirrored built-in wardrobe
- Modern bathroom with sleek finishes
- Secure building with intercom & lift access, car space & storage
- Short stroll to Mount Colah Station for easy city access
- Close to local shops, cafes, parks, and M1 for effortless commuting

Outgoings:

Strata: \$1,095 p.q (approx.)

Council: \$370 p.q (approx.)

Water: \$169 p.q (approx.)

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

Property ID	SW4HJX
Property Type	Apartment
House Size	102 m2
Including	Study Air Conditioning Toilets (1) Intercom Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fans

Vicky Krdanian 0490 719 847

Sales Associate | reception@ljhookergordon.com.au

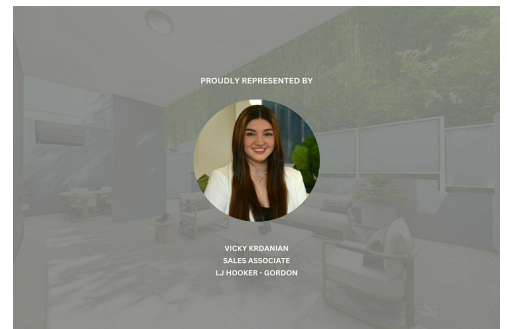
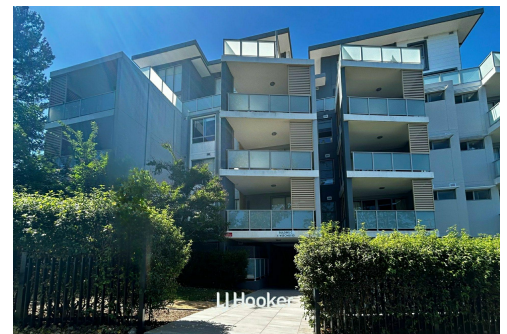
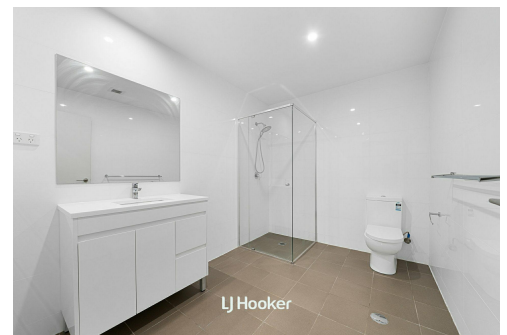
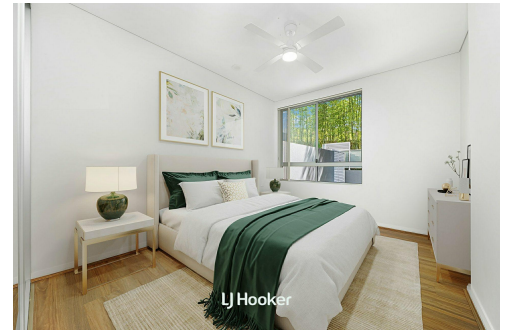
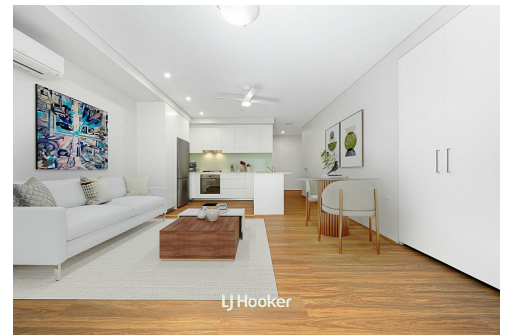
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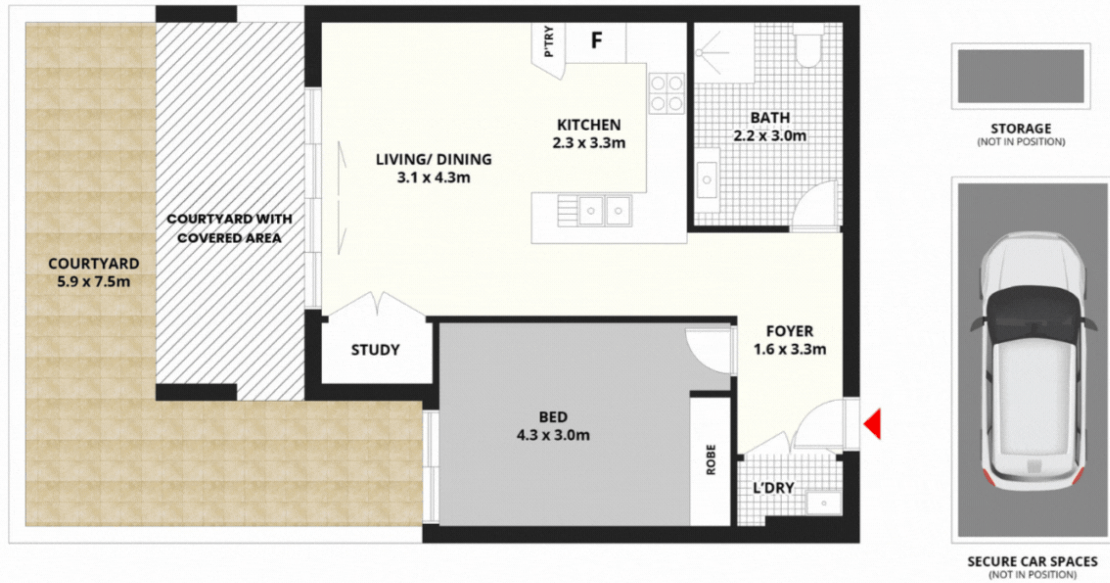


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Internal & Balcony	86 sqm (approx.)
Car & Storage	16 sqm (approx.)
Total Size	102 sqm (approx.)



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.

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