

**1/9-23 Bruce Avenue, Killara, NSW 2071**

**LJ Hooker**

## **Apartment For Sale**

Friday, 3 November 2023

1/9-23 Bruce Avenue, Killara, NSW 2071

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Natalie Pavlova

0413416381

## Expressions of Interest by 8 November 2023

This executive-quality apartment is positioned in one of Killara's finest streets with private indoor and outdoor living areas inviting leisurely entertaining. The 'Killara Grand' building of sandstone and brick construction is of a high standard, approximately 10 minutes' walk to Killara and Gordon Railway Stations and is close to prestigious private and state schools, within Killara High School zone. The Greengate Park, Popular Gordon Shopping and Killara Golf Club are also located within walking distance. This garden-style apartment offers an expansive spacious living area and is oriented to maximize sunlight and privacy with interiors flowing to an entertaining terrace with established gardens. Features include ducted reverse cycle air-conditioning, nbn internet connections & cable TV, high ceilings with decorative cornices, Cavestone tiles in the kitchen and foyer, and gas bayonets. Audio-visual intercom and security access to the building, lift and parking.- The grand main entrance welcomes you to this spacious sun-drenched ground-floor apartment - Open plan living and dining area leads to a beautiful terrace with a designed garden and BBQ area- Stunning kitchen equipped with top-quality Miele appliances, gas cooktop, stainless steel range hood and cupboards with soft-closing doors & drawers.- 3 bedrooms, 3 bathrooms (2 ensuites) and powder room. Main with spa bath & dressing room. Walk-in linen cupboard- Caesar Stone benchtop in the kitchen and bathrooms. Fully - frameless safety glass shower screens- Bi-folding glass windows with roll-away fly screens and heavy-duty window frames- The Feng Shui principles & elements have been constructed into the design - Double lock up car garage conveniently located near to lifts. Storage cage. - Killara Public & Killara High School catchment; stroll to Ravenswood College & Greengate Park Enjoy a quality lifestyle with all the modern conveniences in this sought-after location, yet still minutes from all this exclusive area has to offer. Price Guide: \$2,200,000 at this stage, however the market determines the value of this apartment Strata Levies: \$2,107.08 per quarter approx. Council Rate: \$387.00 per quarter approx. Water Rate: \$173.29 per quarter approx. Year Built - 2010

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