

**11/16-22 Dumaresq Street, Gordon, NSW 2072**

**LJ Hooker**

**Apartment For Sale**

Friday, 6 October 2023

11/16-22 Dumaresq Street, Gordon, NSW 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kenny Gong  
0294968000

## \$950,000 Guide

Nestled in the heart of Gordon in a quiet, private location, this apartment offers a premium lifestyle of both comfort and convenience. Set apart by its light filled spaces, expansive windows and high ceilings, move in and enjoy as a quality home or lease out as a superb addition to the investment portfolio. The spacious and light-filled open plan living and dining areas flow seamlessly to a generously-sized, covered balcony which extends the living space and provides an idyllic setting for entertaining. With ample room, this space transforms into a private oasis, allowing you to enjoy the outdoors in comfort and style. A modern gas kitchen is fitted with stainless steel SMEG appliances and offers a North facing window that brings in an abundance of natural light and provides ample ventilation throughout the apartment. Superb European flooring throughout also creates a contemporary setting. Thoughtfully designed bedrooms offer both comfort and practicality, the oversized master features a walk-in wardrobe and ensuite with a bath, while the second bedroom also includes built-in wardrobes, providing plenty of storage space. Further conveniences of modern living include an internal laundry, security intercom, ducted air conditioning, secure car space and secure storage cage. Quiet Dumaresq Street offers outstanding convenience, being a very short stroll to Gordon's vibrant village heart and town centre, with an abundance of shops, cafes and restaurants just minutes away. Regular train and bus services from Gordon Station are also just a short walk away and make getting around town easy. Property Features: • Oversized apartment with 129 sqm on title • Bright and spacious living & dining open plan living areas with high ceilings • Modern gas kitchen with stainless steel SMEG appliances and north facing window • Large and covered balcony, perfect for hosting year-round gatherings • Rare 270-degree ventilation, providing good airflow throughout the apartment • Spacious and light filled bedrooms with walk-in / built-in wardrobes, master with a bath • Secure basement car space & storage, security intercom, internal laundry • Footsteps from Gordon Centre, Gordon Station, and other amenities • Located in the sought after Gordon West Public School & Killara High School catchments • Short walk to Ravenswood School for Girls and within short driving distance to Pymble Ladies College, Knox Grammar & Abbotsleigh. Outgoings: Strata: \$1,262 p.q (approx.) Council: \$369 p.q (approx.) Water: \$173 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.