

**304/14 Merriwa Street, Gordon, NSW 2072**



**Apartment For Sale**

Wednesday, 17 April 2024

304/14 Merriwa Street, Gordon, NSW 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Brett Phillips

**\$1,029,000**

Perfectly positioned within the sought after Elysium development. On offer is a beautifully appointed, North to South 2 bedroom + study residence, complete with open plan living, brand new flooring, new paint, and new LED lighting throughout. An oversized entertainment terrace from the living area and a terrace from the bedrooms offer cross flow ventilation and a garden and district view. Ideally located, enjoy living within easy distance to Gordon Centre, Pacific Highway shops and eateries, Ravenswood School for Girls, Gordon Recreation Reserve, and Gordon Railway Station for ease of access to the city and beyond. Key features: Light-filled open-plan living and dining area, seamlessly opening to an undercover terrace, perfect for alfresco dining. New paint, new flooring, and new LED lighting throughout. Contemporary galley-style kitchen showcasing quality stainless steel appliances, including gas cooktop, under-bench oven, integrated microwave, and dishwasher, complemented by a deep double sink, an abundance of storage throughout, and a waterfall island bench. Two spacious bedrooms, each boasting double mirrored built-in robes and access to the secluded balcony with a leafy outlook, perfect for waking up over morning coffee. Oversized study, featuring a built-in desk, ideal as a guest suite or study for those working from home or completing homework and study. Two sparkling bathrooms, comprising an oversized glass corner shower, floating hand basin, and sleek toilet, with one enjoying a built-in bathtub. Expansive laundry fitted with a trough, storage cabinet, and wall-mounted dryer. Secure basement parking for one vehicle. It is with great pleasure that we offer this apartment to the market. This is an extremely rare opportunity and should not be missed. Feel welcome to contact Brett Phillips on 0414 887 266 to arrange your exclusive viewing today. Useful Information: Strata: \$1,425.20 per quarter approximately Council: \$365 per quarter approximately Water: \$171 per quarter approximately Size: 149 SQM Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.