

**408/30-34 Henry Street, Gordon, NSW 2072**

**LJ Hooker**

**Sold Apartment**

Tuesday, 19 September 2023

408/30-34 Henry Street, Gordon, NSW 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kenny Gong  
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## Contact agent

Set in the boutique apartment complex "Elora", this spacious and light-filled apartment is only footsteps away from Gordon Station conveniently located within walking distance to many highly rated cafes, restaurants and shops. The generously sized open plan living and dining area flows out onto the covered Northwest facing entertainer's balcony, while the modern kitchen boasts a beautifully designed mirror splashback, stone benchtop, and high-end European appliances. The apartment features ultra-modern fixtures throughout with high ceilings and quality engineered timber flooring. The big skylight in the living room provides extra natural light during day time and star gazing opportunity at night. Both full sized bedrooms are with up to ceiling wardrobes. The master bedroom has windows opening to both the North and the West with wardrobes and linen cupboards. The second extra-large bedroom is fitted with a dedicated space for a study area and full-length built-in wardrobes. Both full-sized bathrooms are tiled to the ceiling with all modern fittings and a double sized shower. An internal laundry with bench top provides the extra storage and ultimate convenience. One secure car space and a large storage cage in the same size to a car space are provided with security access via a video intercom.

**Property Features:** - Total size of 113sqm approx. on title (internal + balcony approx. 87sqm, car space and storage approx. 26sqm)- Set on a higher floor, providing ample sunlight with the North and West aspects and ultimate privacy- Open plan living and dining with skylight, flowing out to the entertaining balcony through glass sliding doors- Large, covered entertaining balcony with power outlet, water tap and gas bayonet - Quality engineered timber flooring and sleek, modern finishes throughout- Modern kitchen with gas cooking, Miele appliances and stone benchtop- Extra-large bedrooms with floor to ceiling built-in wardrobes and an extra linen cupboard- Ducted air conditioning, security intercom and internal laundry with a dryer- Garbage chute in hallway for ultimate convenience plus extra toilet on each floor- Within Killara Public School and Killara High School catchment and footsteps away from Ravenswood School for Girls

**Location Features:-** Approx. 130m walk to Gordon Station- Approx. 250m walk to Ravenswood School for Girls- Approx. 350m to Gordon Centre (Woolworths, cafes, shops, restaurants)- Approx. 250m to Gordon Recreation Ground + Gordon Playground

**Outgoings:** Strata: \$1,717 p.q approx. Water: \$158 p.q approx. Council: \$366 p.q approx.

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