

**636/3 McIntyre Street, Gordon, NSW 2072**

**LJ Hooker**

**Apartment For Sale**

Friday, 19 January 2024

636/3 McIntyre Street, Gordon, NSW 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kenny Gong  
0294968000



Vicky Krdanian  
0294968000

## Guide \$1,000,000

Featuring expansive and well-lit interiors, this vibrant two-bedroom apartment, complete with a study nook and two car spaces, presents a charming vista of greenery. Offering a laid-back ambiance and stylish living, it is elevated on the 6th floor of the highly sought-after 'Elysium' development. The spacious open plan living and dining area, adorned with floor-to-ceiling glass doors, extends seamlessly to a balcony offering serene leafy views. A sleek & modern kitchen boasts a stone breakfast bar and stainless steel appliances including an Omega oven, gas cooktop, rangehood and an integrated dishwasher. The master bedroom, bathed in natural light, features a walk-in wardrobe and a spacious ensuite with a bathtub. The second bedroom is fitted with floor to ceiling mirrored built-in wardrobes. A dedicated study nook is provided, perfect for those who work or study from home. - Bright and spacious open plan living and dining flowing to balcony- Set on a high floor with an expansive and bright balcony with leafy views - Reverse cycle split system air conditioning, laundry room, storage throughout- Exclusively to residents access of a fully equipped gym and a sauna - Two basement car spaces and storage cage in a lock up storage room- Within the Gordon West Public and Killara High School catchments- Walk to Gordon station, shops, cafes, restaurants, and bus stopsOutgoings: Strata: \$1,446 p.q (approx.)Council: \$365 p.q (approx.)Water: \$157 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.