

**302/71 Ridge Street, Gordon, NSW 2072**

**LJ Hooker**

**Apartment For Sale**

Saturday, 29 June 2024

302/71 Ridge Street, Gordon, NSW 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kenny Gong  
0294968000



Vicky Krdanian  
0294968000

## Guide \$800,000

Situated on a higher floor, this spacious 2-bedroom apartment offers a sense of comfort and space. Conveniently set only minutes away from all Gordon has to offer, including shops, cafes, restaurants, rail and buses, this home is perfect for downsizers, first-home buyers and investors alike. Its generous proportions and functional design provide ample living space. The open plan layout combines the living and dining areas, extending to the balcony providing additional outdoor space for relaxation and casual dining. The gas kitchen is practical and well-appointed, with modern appliances and adequate storage. An added convenience is the presence of an extra study room, offering versatility for various needs, whether it be a home office, reading space, or study space. The bedrooms are generously sized, allowing for a peaceful retreat, and both bathrooms with modern fixtures and finishes.

**Property Features:-** Total floor size of 99sqm approx., internal & balcony 83sqm, car space & storage 16sqm. - Living, dining and bedroom opening to a large entertaining balcony - Modern kitchen with stainless steel appliances and gas cooking- Large bedrooms with built-ins and master with ensuite- Extra study room, perfect for studying or working from home- Concealed internal laundry and ducted air conditioning - Secure basement car parking, secure storage cage and security access- Sought after school catchments of Gordon West PS & Killara High School, close to Ravenswood & PLC- Located close to Gordon rail, shops, cafes and conveniences

**Outgoings:** Strata: \$1,573 p.q Council: \$350 p.q Water: \$173 p.q

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