

**31/29-33 Dumaresq Street, Gordon, NSW 2072**

**LJ Hooker**

**Apartment For Sale**

Tuesday, 25 June 2024

31/29-33 Dumaresq Street, Gordon, NSW 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Contact Agent

Set on level 3 with the street level access and embrace modern living in this expansive brick apartment, thoughtfully designed to capture the essence of its North-facing orientation, flooding the space with natural light and warmth throughout the day. Ideally situated at the heart of Gordon, it offers easy access to Gordon station, buses, and the bustling Gordon Shopping Centre. Discover an open plan living and dining area seamlessly flowing onto a generously sized balcony, perfect for entertaining or simply relaxing. The well-appointed kitchen boasts a breakfast bar, sleek stainless steel Miele appliances, and a gas cooktop. Both bedrooms offer ample space and come complete with mirrored built-in robes. The master bedroom is enhanced by a spacious ensuite featuring a bathtub and balcony access. Additionally, a generously sized study room, bathed in natural light, offers versatility as a third bedroom, guest room, or home office. This apartment is equipped with amenities including an intercom system, lift access, a secure car space, and ample double basement storage. Enjoy comfort with controlled air-conditioning in every room, complemented by a second bathroom and separate laundry room for added convenience.

**Property Features-** Large total size of 129sqm; internal & balcony 108sqm, car & storage 21sqm - Spacious living & dining flowing to covered balcony with Northerly aspect - Large entertaining balcony with leafy views, gas bayonet and tap - Modern kitchen with gas cooking and stainless-steel Miele appliances - Two spacious bedrooms with mirrored built-ins, master ensuite with bath - Oversized study room, perfect for a home office or as an extra bedroom - Intercom, ducted A/C with separate controls, large internal laundry room - Secure basement car space and oversized storage room (6sqm approx.) - Minutes' walk away from Gordon station, buses, and Gordon Shopping Centre - Within the Gordon West Public School and Killara High School catchments - Easy access to CBD, Macquarie University, and other elite schooling options

**Outgoings:** Strata: \$1,706 p.q (approx.) Council: \$372 p.q (approx.) Water: \$171 p.q (approx.)

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