

**9/3 Cecil Street, Gordon, NSW, 2072**

**LANE & PLACE**

**Apartment For Sale**

Friday, 16 August 2024

9/3 Cecil Street, Gordon, NSW, 2072

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Spacious & Desirably Located

This modern light-filled home features a spacious flexible open-plan living/dining area that opens onto the large, private terrace balcony. Perfect for entertaining, its outside facilities include external power, water and gas supply. Inside, a designer kitchen includes wrap around stone benchtops, under-bench oven, gas cooktop, built-in dishwasher and substantial storage and cabinet space. Two substantial bedrooms with built-ins, East facing master with en-suite, The Fully tiled main bathroom is spacious with a full bath and shower integrated. A large laundry is separate. The Daikin air-conditioning system is ducted throughout the apartment. On-demand hot water is supplied by a Rheem 24. This beautifully presented, luxury apartment is accessed using a zoned lift with private lobby shared with just one other party. Building security features keycard access and secure parking for two large car/4wd, plus a lock-up storage cage. The apartment is ideally situated with restaurants and cafes nearby. A relaxed ten-minute walk to Gordon train station and two minutes' walk to Ravenswood School for Girls. Close-by traffic lights offer safe pedestrian crossing and easy north/south road access on Pacific Highway. This rare opportunity is not to be missed.

### Features

- 150sqm on title makes this a substantial holding.
- Apartment is private and not significantly overlooked allowing a rare sense of openness.
- Light filled open plan lounge/dining with high ceilings opens through tall doors to the large East facing terrace ensuring good light.
- Large East facing terrace with garden tap, bbq/outdoor heater gas point and external power points, offers views over the Sydney basin from the southern end.
- The kitchen with wrap around stone bench tops offers an ergonomic workspace with 4 burner gas cooktop & extractor, under bench oven & dishwasher and good storage cabinet space.
- Large East facing main bedroom, built in robe & luxurious fully tiled ensuite
- The second bedroom is a generous double with built in robe.
- Spacious fully tiled main bathroom, full bath with shower over. Separate full laundry with extractor.
- Security building, intercom, keycard access, zoned lift access. Features an exclusive lift lobby shared with one other dwelling.
- Security garaging with a tall 2.2m minimum clearance offering oversize double-parking spaces suitable for SUV/large 4WD & separate storage cage.
- 150sqm on title makes this a substantial holding.
- Level 700m (Approx.) relaxed ten-minute walk to Gordon Station, Cafes and shopping.
- Three-minute stroll to Greengate hotel. Two minutes to Ravenswood School for girls Traffic lights on the Pacific Hwy ensure safe pedestrian crossing & allow immediate north/south access
- Daiken ducted reverse cycle air-conditioning, instantaneous Rheem 24 on demand hot water service,
- Killara high school & Killara Primary school zone.
- Strata \$1,350 quarterly, strata report available.
- Building completed in 2012.

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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. All interested parties should make & rely upon their own enquiries.