

# B301/6-14 Dumaresq Street, Gordon, NSW 2072

MARSHALL.CHAN.YAHL.

## Sold Apartment

Tuesday, 21 November 2023

B301/6-14 Dumaresq Street, Gordon, NSW 2072

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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**\$1,100,000**

More photos coming soon. Step into a meticulously designed haven where contemporary elegance seamlessly meets comfort in a largely owner-occupied block. Revel in the spacious kitchen adorned with generous benchtop space, gas cooking, and a suite of European appliances. Enjoy two bedrooms equipped with built-in wardrobes, ducted air-conditioning, with the master bedroom boasting an ensuite bathroom for added convenience. Take advantage of the 100sqm of living space, with room to entertain inside or on the covered outdoor balcony. Strategically positioned for convenience, take advantage of direct access to Gordon Centre, Gordon Library and Gordon Railway Station while also being within walking distance of Ravenswood School for Girls and a short drive from Pymble Ladies' College. This apartment also sits within the catchment of Gordon West Public School and Killara High School. • Private and peaceful aspect with minimal road noise being situated on rear of block • Well integrated flow between living space, kitchen, bedrooms, and outdoor area • Practical gas kitchen with a host of European appliances and ample storage space • Ducted air-conditioning throughout including both bedrooms and living/dining • Easy access to oversized storage cage and parking space both located on lvl B1 Location Benefits: • 100m to Gordon Centre (Woolworths and Priceline Pharmacy) • 200m to Gordon Library • 400m to Gordon Bus and Railway Station • 750m to Ravenswood School for Girls • 1.0km to Gordon Golf Club • 2.0km to Pymble Ladies College • 2.5km to Gordon West Public School (catchment) • 2.8km to Killara High School (catchment) Size (approx.): • Total on-title area: 118sqm • Total Floor: 101sqm • Parking: 14sqm • Storage: 3sqm Outgoings (approx.): • Strata Fees: \$1,314.08 per quarter • Council Rates: \$360.83 per quarter • Water Rates: \$173.29 per quarter