



A216/17-23 Merriwa Street Gordon, NSW

2 bed | 2 bath | 1 car

Bright sunny north aspect unit, perfect private location

Situated in quiet street, this stylish two-bedroom apartment provides a convenient and relaxing, modern living lifestyle. Conveniently located in the heart of Gordon with close proximity to Gordon shopping centre and railway station, cafes, restaurants, this residence boasts an unbeatable location. Its north facing aspect allows for ample sunlight to be captured throughout the year, excellent for entertaining. First home buyers and investors note.

Features:

- High quality timber floors throughout.
- Perfect north facing open plan living and dining flows seamlessly to the private covered balcony overlooking a leafy garden
- Modern kitchen with gas cooking, stone bench top, European appliances
- Ducted reverse cycle air conditioning system throughout
- Minutes' walk to Gordon shopping centre, railway station, library, restaurants and cafes
- Within Gordon West Public and Killara High School catchment area, close to Ravenswood Girls and Pymble Ladies' College

- Strata Levies \$\$1470.76 pq (approx)
- Council Rates \$368 pq (approx)
- Water Rates \$172.79 plus usage pq (approx.)

*** Disclaimer: The information presented has been gathered from sources we deem to be reliable. We have not verified whether the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rel

Lan Zhang

m: 0479 027 768

t: 02 8668 2828

e: lanz@themarshallgroup.com.au

Dominic Smith

m: 0411 751 133

t: 02 8668 2828

e: doms@themarshallgroup.com.au