



10/61-63 Werona Avenue Gordon, NSW

3 bed | 2 bath | 1 car

### Peaceful Eastside - North Rear - Minutes level walk rail - Oversize courtyard an

Showcasing a massive 334sqm of living including large courtyard and garden. This townhouse basks in a peaceful village setting mere footsteps from Gordon station. A commuter's delight with a rare parkside location, it delivers a superb live-in or lease-out opportunity within this desirable east side pocket. Nestled peacefully at the rear of the block enveloped by generous north-facing gardens with views overlooking Werona Park and direct access to the vast communal lawns, it delivers an exceptional low maintenance lifestyle of incomparable convenience. A superb offering with plenty of scope to add value, it resides within the zoning for Killara High and Gordon East Public School and a short stroll to Ravenswood School for Girls.

### Kate Wexler

m: 0413 733 664

t: 02 9061 3175

e:

[katew@themarshallgroup.com.au](mailto:katew@themarshallgroup.com.au)

- Beautifully maintained 'Hazelwood' Mirvac development of 10 townhouses
- Desirable rear-of-block location immersed in tranquil views across Werona Park
- Sunny due-north aspect framed by wraparound gardens ensuring unrivalled privacy
- Bright well-equipped kitchen with dishwasher and Miele electric cooktop
- Spacious open plan living with French doors to a large courtyard and garden
- Tranquil parkland outlook with views of the communal lawns to the front
- Light-filled bedrooms includes a north-facing master suite with leafy outlook
- Two bathrooms plus powder room, large internal laundry and built-in robes
- Private wraparound gardens and level lawns ideal for young children and pets
- Reverse cycle air conditioning in the living area and master suite