



232/3 McIntyre Street Gordon, NSW

2 bed | 2 bath | 1 car

## Sizeable ground floor apartment optimized for convenience

Nestled on Gordon's west side, this ground floor apartment boasts an expansive 122sqm total-on-title area thoughtfully designed to optimize living, dining, and outdoor spaces. Bathed in natural light pouring in from north-facing windows, it offers a serene ambiance. Take advantage of the unit's convenience with a built-in study nook and the block's gym and sauna. Situated behind private gardens, enjoy entertaining on your own private outdoor patio, with both covered and uncovered areas. Gordon Station, Gordon Centre, and nearby shops, cafes, and restaurants are just a leisurely stroll away, providing easy access to amenities. Families will also appreciate its proximity to esteemed schools with Gordon West Public and Killara High School both being within the catchment area.

- 122sqm total-on-title area featuring a partially covered 19sqm outdoor patio
- Oversized kitchen with generously sized benchtop and European appliances
- 3 separate split air-conditioning units including the living room and each bedroom
- Internal laundry room and two bathrooms; the ensuite featuring a bathtub
- Comfortable study nook; north-facing position; generous storage space throughout

### Location Benefits:

- 200m to Plus Fitness 24/7 Gordon
- 350m to Gordon Library
- 450m to Gordon Community Preschool

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