



210/17-23 Merriwa Street Gordon, NSW

1 bed | 2 bath | 1 car

## Holding Deposit Received

### Holding Deposit Received

This light-filled apartment offers outstanding convenience with a short walk to rail and shopping. Modern security building with a video intercom for "buzz-in" access, and a lift to all levels including basement parking. Interiors showcase a practical and spacious layout with full height glazed doors flowing to a sunny covered balcony that opens from the living space, and an ideal northeast aspect delivering lashings of natural light. A well-designed kitchen presents stone benchtops with a dining bar, Smeg appliances including a gas cooktop, and plenty of storage. The large bedroom has expansive built-in robes, while the oversized study has potential to reconfigure as overnight accommodation to guests, if desired.

#### Features:

- Open-plan living, dining bar, sunny northeast aspect, and flow to balcony
- Stone kitchen, Smeg appliances including a gas cooktop, oven, and dishwasher
- Spacious bedroom with expansive built-in robes, plenty of natural light
- Large home office, great proportions to reconfigure as guest accommodation
- Two fully tiled bathrooms in neutral tones, second with laundry
- Abundant storage with built in cupboards, pantry, linen, and a storage cage
- Secure basement parking, two-zone ducted reverse cycle air conditioning
- Balcony great for potted plants, and a barbecue gaspoint for alfresco cooking
- Modern security building, video intercom, lift to all levels including parking
- Walk to Gordon train station and bus interchange, shopping, restaurants
- Short drive to Macquarie Shopping Centre and University

## Caitlin Redgrave

m: 0409 760 078

t: 02 9498 3399

e:

**Tobias Newing** [tobiasn@themarshallgroup.com.au](mailto:tobiasn@themarshallgroup.com.au)

m: 0456 857 202

t: 02 9498 3399

e:

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

u