






1/83 Werona Avenue Gordon, NSW 1  1  1 

Super affordable and convenient

One of only six in a quiet, double brick block across the road from Gordon Station, this charming and solid unit is well-presented, light filled throughout and holds immense appeal for market newcomers or investors. Interiors have been previously updated and provide scope to further personalise, while the excellent location is within moments of shops, cafes, parks and transport.

- High ceilings and wide windows facing north with a pleasant leafy aspect
- Entry to combined lounge/dining area including an ornamental fireplace
- Previously renovated open kitchen featuring good storage and gas cooking
- Double bedroom with built-in robe and ensuite bathroom including bath
- Laundry shared by just one other apartment with space for own machine
- Allocated single lock-up garage, only a short walk to Gordon Centre shops
- Immediately livable now and with existing potential for redevelopment
- Ideal investment opportunity currently tenanted with returns of \$390 p/w

Price: \$515,000
Council Rates: \$334.00 p/q
Water Rates: \$185.00 p/q
Strata Rates: \$1,089.00 p/q



Vincent Goh

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(NOT IN POSITION)



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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