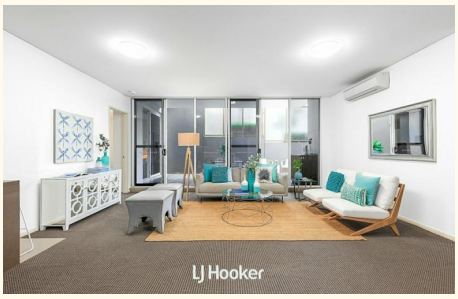

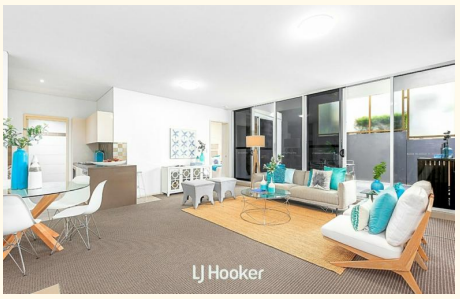

201/12 Avon Road, Pymble

An Ultra-Spacious and Private Courtyard Retreat in the Heart of Pymble

ACCESS VIA PYMBLE AVENUE - REFER TO MAP ATTACHED TO IMAGES. PLEASE WALK DOWN THE DRIVEWAY TO ACCESS 12 AVON ROAD. Please call Vicky on 0490719847 if you have any issues.

Offering an exceptional combination of space, privacy and convenience, this beautifully presented two-bedroom apartment is ideal for investors, downsizers or young families seeking a premium Upper North Shore lifestyle.

With 132sqm on title, including 111sqm of internal and courtyard space + an 8sqm storage cage, the apartment delivers exceptional space in an enviably connected location, with easy access to Gordon West Public School, Ravenswood, Knox Grammar, Barker College and Chatswood CBD. Positioned approximately 200m from Pymble Station and directly opposite Pymble Ladies/u8217? College, it places transport, prestigious schools, shops, cafes and parks all within easy reach.

2 2 1

AUCTION
Sat 31st Oct @ 12:00PM

VIEW
Sat 24th Oct @ 9:50AM - 10:10AM

AGENTS

Kenny Gong
0456 887 000
kgong@ljhookergordon.com.au

Vicky Krdanian
0490 719 847
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AGENCY
LJ Hooker Gordon
(02) 9496 8000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

The spacious open-plan living and dining area features high ceilings, quality finishes and seamless access to the oversized private courtyard, creating an inviting setting for everyday living and entertaining. The contemporary gas kitchen is equipped with stone benchtops, stainless-steel appliances and ample cabinetry.

The expansive courtyard provides a rare extension of the living space, ideal for outdoor dining, entertaining or relaxing in complete privacy.

Both generous bedrooms enjoy direct courtyard access, with the master complemented by an ensuite that has a separate bath and shower. The stylish main bathroom is fully tiled, while an internal laundry, dryer and linen storage add everyday practicality.

Additional highlights include secure lift access, intercom, on-site building manager, secure undercover parking, oversized 8sqm storage cage, plus exclusive resident access to gym and sauna facilities. Split-system air conditioning and quality insulated glass doors ensure year-round comfort.

Property Features:
- Spacious open-plan living and dining with soaring high ceilings
- 132sqm on title, including 111sqm of internal and courtyard space
- Large private courtyard offering exceptional outdoor entertaining space
- Gas kitchen with stone benchtops and quality appliances
- Two generously sized bedrooms with direct courtyard access
- Master bedroom complete with contemporary ensuite bathroom
- Stylish fully tiled main bathroom with contemporary finishes
- Internal laundry with dryer and additional linen storage
- Split-system air conditioning throughout for year-round comfort
- Quality insulated glass doors enhancing comfort and natural light
- Secure basement car space with oversized storage cage (8sqm)
- Security building with intercom, lift and onsite building manager
- Exclusive resident access to gym and sauna facilities
- Approximately 200m to Pymble Station and local amenities
- Directly opposite prestigious Pymble Ladies/u8217? College
- Within renowned Gordon West Public School catchment area

Outgoings:
Strata: $2,662 p.q approx.
Council: $441 p.q approx.
Water: $216 p.q (approx.)

- Rates are subject to change at any time. Interested persons must rely on their own enquiries.

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by nor used by a third party without the expressed written permission of LJ Hooker Gordon.

MORE DETAILS

Property ID	TGJHJX
Property Type	Apartment
House Size	132 m2
Including	Ensuite
	Air Conditioning
	Intercom
	Courtyard
	Dishwasher
	Built-in-Robes

Kenny Gong 0456 887 000
Managing Director | Sales Executive | kgong@ljhookergordon.com.au
Vicky Krdanian 0490 719 847
Sales Associate | reception@ljhookergordon.com.au

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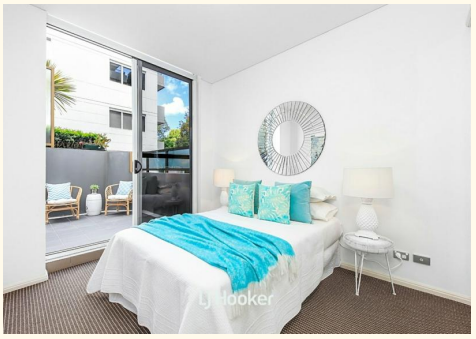

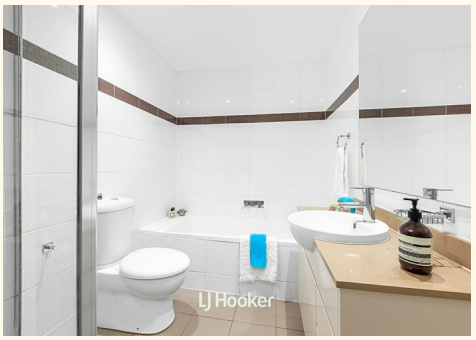

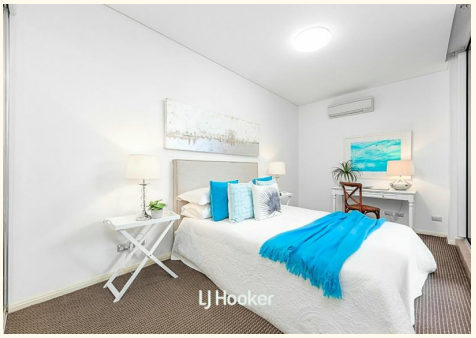

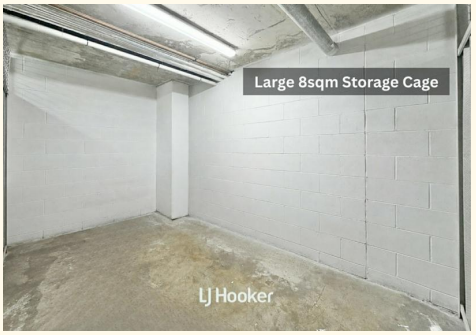

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201/12 Avon Road, Pymble, NSW 2073

Internal & Courtyard:	111 sqm	(Approx.)
Carspace & Storage:	21 sqm	(Approx.)
Total:	132 sqm	(Approx.)

SECURE CARSPACE
13 sqm

Scale in metres, Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LJ Hooker Gordon

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