

## Pymble

### Effortless Living in an Ultra Convenient Pymble Location

\*This property is currently tenanted with a fixed lease in place.\*

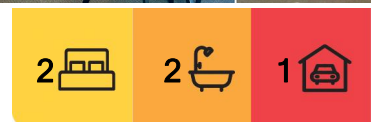
Positioned for effortless convenience, this spacious apartment offers a harmonious blend of contemporary design and practical living. With an elevated setting and a desirable Northerly aspect, the residence enjoys an abundance of natural light and a bright and is complemented by its central location close to all Pymble amenities.

The apartment features an open-plan layout seamlessly integrating living, dining, and kitchen areas, leading to a private balcony ideal for endless entertaining. The sleek kitchen boasts high-end appliances, ample storage, and elegant stone benchtops.

Accommodation includes two generously sized bedrooms, each with built-in wardrobes, while the master bedroom enjoys a private ensuite. Additional features include a modern main bathroom, internal laundry, ducted air conditioning, and secure basement parking



**Disclaimer:** 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.



**For Sale**  
Contact agent

**View**  
By Appointment

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with a storage cage.

Situated just moments from Pymble Station, local shops, parks, and top-rated schools, this home is a superb choice for young families, downsizers, or investors seeking lifestyle and location in equal measure.

#### Property Features:

- Spacious living and dining areas with leafy views & a Northerly aspect
- Large, covered balcony, perfect for relaxation and entertaining guests
- Dedicated and enclosable study space, offering added convenience
- Stylish gas kitchen with stone benchtops & premium-quality appliances
- Generous bedrooms with built-ins, robes, master with a private ensuite
- Split system air-conditioning, secure parking space and a storage cage
- Video intercom, internal laundry and landscaped common areas
- Walking distance to Pymble Station, shops, cafes and nearby parks
- Onsite building manager, access to residents-only gym and sauna
- Gordon West Public School and Turramurra High School catchments
- Close to prestigious schools; Pymble Ladies' College & Ravenswood

**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 About this Property

<b>Property ID</b>	STBHJX
<b>Property Type</b>	Apartment
<b>Including</b>	Study

#### Kenny Gong 0456 887 000

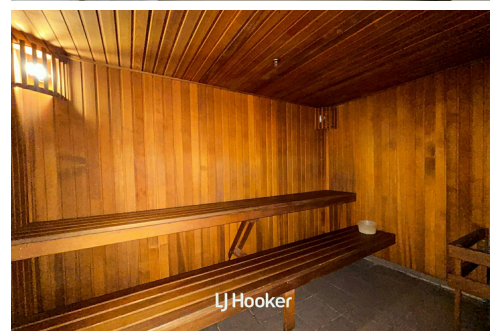
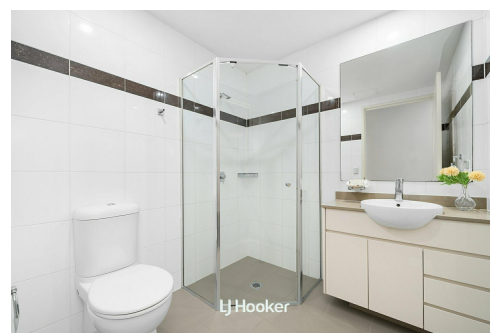
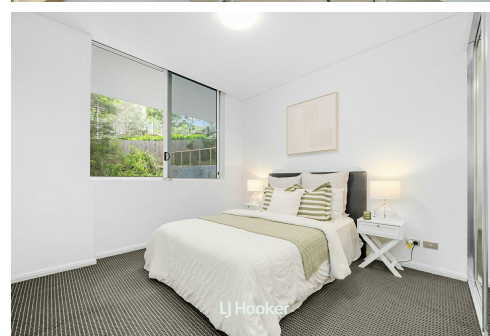
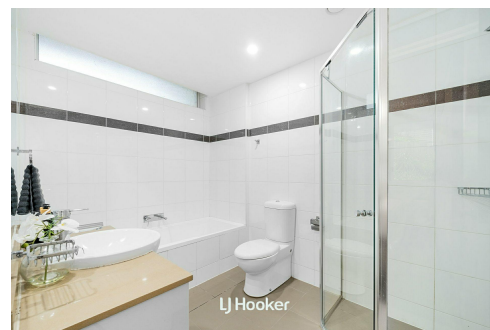
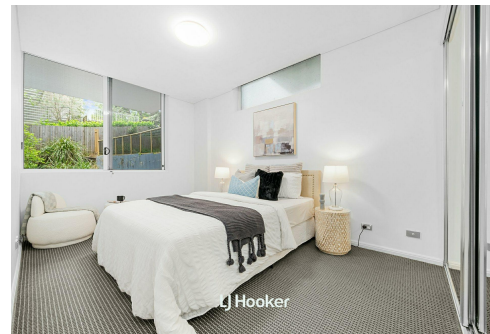
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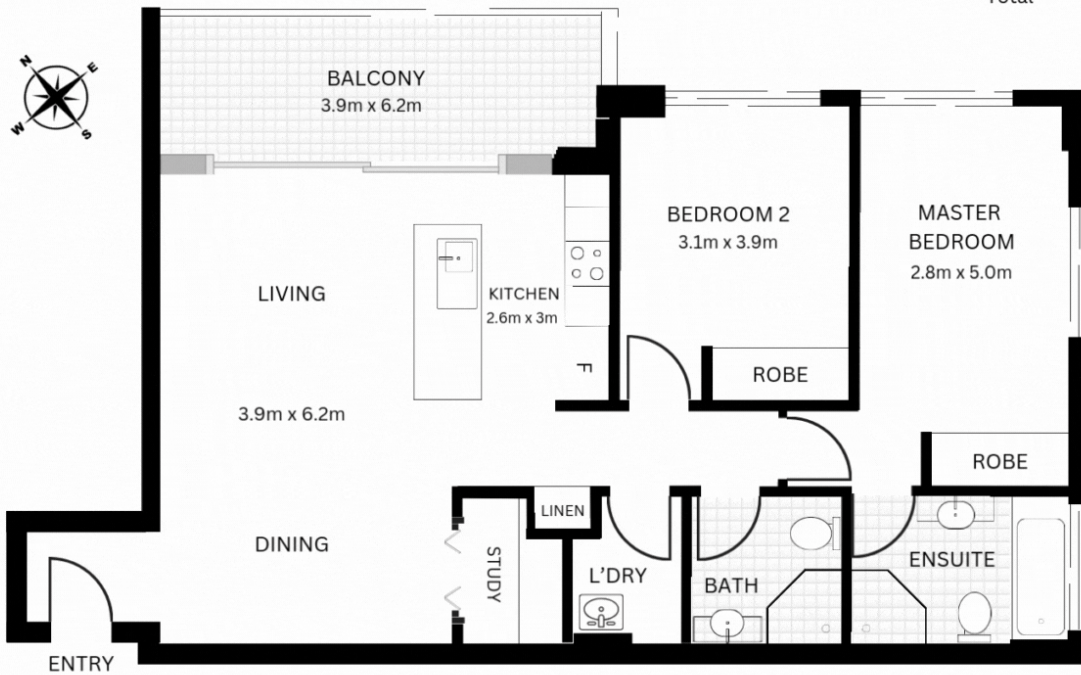
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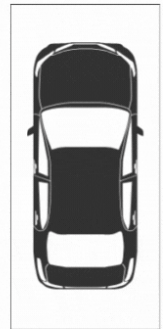


## 315/3 Pymble Avenue, Pymble NSW 2073

Internal & Balcony	92sqm	(approx.)
Car Space	15sqm	(approx.)
Storage	4sqm	(approx.)
Total	111sqm	(approx.)



STORAGE CAGE  
1.8m x 2.4m



CAR SPACE  
2.8m x 6.1m

Disclaimer: 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

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