

## Pymble, A708/1 Avon Road

Another SOLD by Kenny Gong and His Team

Perfectly balancing indoor comfort with outdoor space, this contemporary apartment is a rare find in the heart of Pymble. A standout feature is the impressive 30sqm balcony, offering a private retreat for entertaining, relaxing, or enjoying the leafy surrounds.

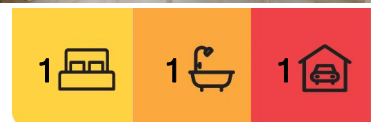
The modern, open-plan living and dining area seamlessly extends to this oversized balcony, creating a light-filled and airy atmosphere. A sleek kitchen with premium Miele appliances ensures both style and functionality. A dedicated study room provides versatility for those working from home.

The well-proportioned bedroom features built-in wardrobes, and the chic bathroom boasts elegant finishes. Additional highlights include secure parking, two storage cages, and a prime location just moments from Pymble Station, local shops, and elite schools.

Offering space, style, and ultimate convenience, this apartment is a perfect choice for



**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**  
SOLD

**View**  
[ljhooker.com.au/SX5HJX](https://ljhooker.com.au/SX5HJX)

**Contact**  
**Kenny Gong**  
0456 887 000  
[kgong@ljhookergordon.com.au](mailto:kgong@ljhookergordon.com.au)  
**Eugene Daley**  
0412 362 291  
[edaley@ljhookergordon.com.au](mailto:edaley@ljhookergordon.com.au)

**LJ Hooker Gordon**  
**(02) 9496 8000**



professionals, first-home buyers, or investors.

#### Property Features:

- 30sqm balcony perfect for outdoor dining, relaxation, or entertaining
- Spacious open-plan living with seamless indoor-outdoor flow to the balcony
- Dedicated study room offering versatility for working from home
- Modern kitchen featuring premium appliances & sleek cabinetry
- Well-appointed bedroom with built-in wardrobes and balcony access
- Two storage cages and a basement car space, lift access, video intercom.
- Prime location, close to Pymble Station, shops, and prestigious schools

**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 a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

Property ID	SX5HJX
Property Type	Apartment
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Intercom Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage 2 Storage Cages

#### Kenny Gong 0456 887 000

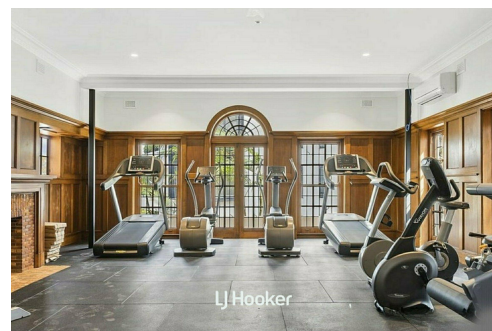
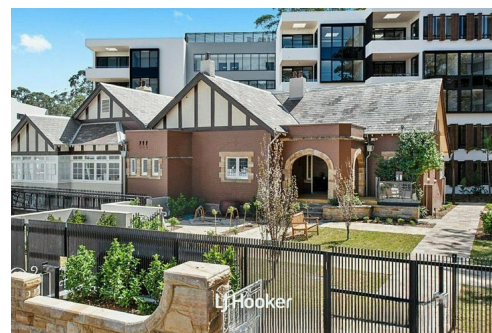
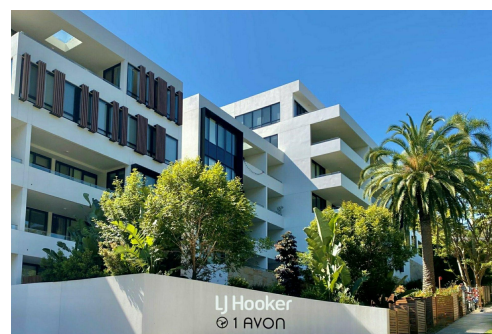
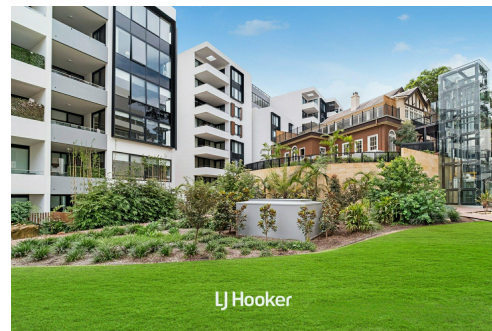
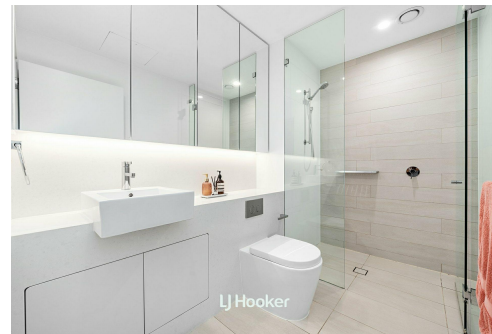
Managing Director | Sales Executive | [kgong@ljhookergordon.com.au](mailto:kgong@ljhookergordon.com.au)

#### Eugene Daley 0412 362 291

Sales Executive | [edaley@ljhookergordon.com.au](mailto:edaley@ljhookergordon.com.au)

#### LJ Hooker Gordon (02) 9496 8000

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072  
[gordon.ljhooker.com.au](http://gordon.ljhooker.com.au) | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)

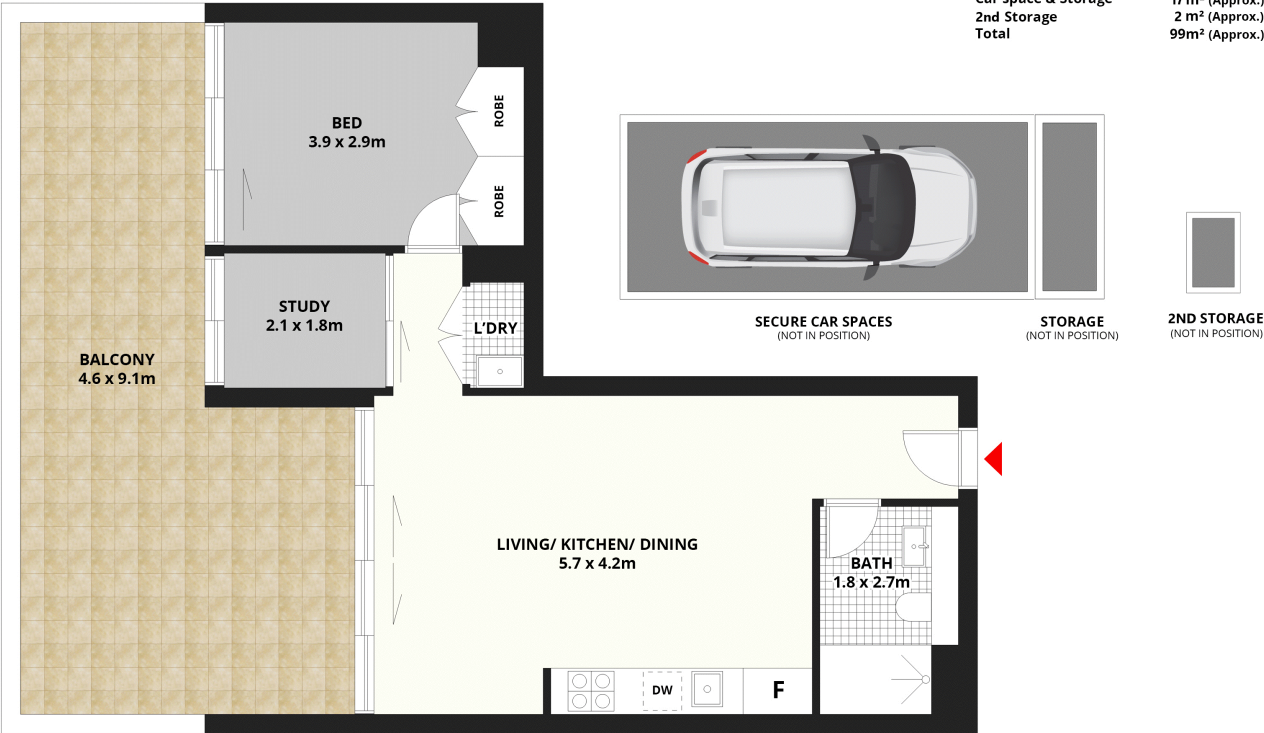


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Gordon**  
**(02) 9496 8000**

A708/1 Avon Rd, Pymble NSW 2073

Internal & Balcony	80m <sup>2</sup> (Approx.)
Car space & Storage	17 m <sup>2</sup> (Approx.)
2nd Storage	2 m <sup>2</sup> (Approx.)
Total	99m <sup>2</sup> (Approx.)



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