



3 Kimbarra Road, Pymble

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Renovated & Sunny Full-Brick Family Home - Short walk to PLC and Other Elite Schools, Close to Pymble Station

Beautifully transformed with fully renovated interiors, this elegant single-level sunny, full-brick residence delivers an exceptional lifestyle of space, comfort and natural light. Positioned in a highly sought-after and wonderfully convenient pocket, the property is within close proximity to Pymble Station, and just a short walk to Pymble Ladies' College and Sacred Heart Catholic Primary School. It is also a short walk to bus services to Macquarie University, and sits within the Pymble Public School and Kuring-Gai High School catchments.

Set on the high side of the street on approximately 923sqm of land, the home enjoys a tranquil leafy outlook and a prized north-east aspect over a near-level, child-friendly backyard. Light-filled interiors are framed by greenery, creating a sense of privacy and calm, while the practical single-level layout caters perfectly to growing families and those seeking ease of living.

Spacious open plan living and dining areas form the central hub of the

AUCTION

Sat 7th Mar @ 11:30AM

VIEW

Sat 21st Feb @ 11:30AM - 12:00PM

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home, enhanced by polished timber floors and abundant natural light. These inviting spaces flow effortlessly to an elevated balcony, creating an ideal indoor-outdoor connection for morning coffee, or simply enjoying the peaceful outlook. Complementing the living and dining spaces, a beautifully appointed room opening up to the balcony is perfectly suited as a home office, perfect for those who work from home.

At the heart of the home, the recently renovated kitchen has been thoughtfully designed, showcasing an oversized island, sleek stone benchtops, breakfast bar and premium stainless-steel Bosch appliances including a gas cooktop. To the rear, an expansive covered entertaining deck provides a superb extension of the home's living space.

Accommodation is well considered, featuring four generously sized bedrooms, including a master retreat with an ensuite, and the second bedroom is complemented by its own toilet and vanity. Two renovated bathrooms ensure comfort and convenience for families and guests alike.

Completing the home are quality inclusions such as underfloor heating, split-system reverse-cycle air conditioner in selected areas, high ceilings, an oversized renovated laundry with ample bench space, and solid full-brick construction throughout.

Property Features:

- Fully renovated single-level full-brick home with light-filled interiors
- Convenient location near Pymble Station, shops elite schools, buses
- A dedicated home office, ultimate convenience for working from home
- 923sqm block with leafy outlook, north-east aspect and level backyard
- Open-plan living and dining enhanced by timber floors and natural light
- Living areas flow to elevated balcony enjoying peaceful, leafy outlooks
- Renovated kitchen with island, stone benchtops & Bosch appliances
- 4 spacious bedrooms, master with ensuite and 2nd bedroom with toilet
- Underfloor heating. Split system air-conditioning in selected areas
- Lock-up garage with workshop. Renovated internal laundry
- Additional parking comprises of two open car spaces on driveway
- Within Pymble Public School and St Ives High School catchments
- Approx. 700m to Pymble Ladies College and Sacred Heart School
- Approx. 1,200m to Pymble Station

Outgoings:

Council: \$742 p.q (approx.)

Water: \$204 p.q (approx.)

DISCLAIMER: All information contained herein is gathered from sources we believe to be 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 relied upon by a third party without the expressed written permission of LJ Hooker Gordon.

MORE DETAILS

Property ID	T84HJX
Property Type	House
Land Area	923 m2
Including	
	Study
	Air Conditioning
	Toilets (3)
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Underfloor heating



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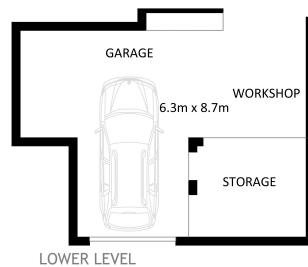
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INTERNAL AREA APPROX. 179m²
BALCONY & DECK AREA APPROX. 37m²
GARAGE AREA APPROX. 52m²
TOTAL AREA APPROX. 268m²

TOTAL LAND SIZE APPROX. 923m²

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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

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