




8/7 Avon Road, Pymble

Luxury Townhouse Offering Space, Style & Convenience

Beautifully crafted with an emphasis on space, natural light and effortless indoor-outdoor living, this modern townhouse delivers a lifestyle of comfort and sophistication in one of the Upper North Shore's most desirable pockets. With prestigious schooling literally at your doorstep, the location offers an exceptional lifestyle for growing families.

The heart of the home is the expansive open-plan living and dining area, where full-height glass doors extend seamlessly to a sunlit courtyard, creating an inviting space for entertaining or quiet relaxation. At its centre, the gourmet Miele-appointed gas cooking kitchen combines sleek stone finishes, premium appliances and abundant storage, making it as functional as it is stylish.

Accommodation comprises three well-proportioned bedrooms, thoughtfully designed for comfort and flexibility. The master bedroom is positioned on its own level, offering a sense of privacy and retreat-style living, complete with a private ensuite and generous walk-in wardrobe. Two additional bedrooms are located on a separate level, one featuring its own ensuite, and both appointed with built-in wardrobes and well-proportioned in size.

3  3  2 

AUCTION
Sat 5th Sep @ 1:00PM

VIEW
By Appointment

AGENTS
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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**

Families will appreciate the outstanding convenience of being directly opposite Pymble Ladies' College and within the Pymble Public School and Ku-ring-gai High School catchments. With prestigious schooling literally at your doorstep, the location offers an exceptional lifestyle for growing families.

Property Features:

- Spacious open-plan living and dining flowing seamlessly to patio area
- Designer gas cooking kitchen with Miele appliances & ample storage
- Private master suite occupying its own level, offering enhanced privacy
- Two additional bedrooms, one with ensuite, both with built-in wardrobes
- Private entry providing peace of mind and enhanced everyday privacy
- Double secure car spaces plus a secure storage cage on title
- Near-new residence maintained to an immaculate standard
- Positioned opposite Pymble Ladies' College for unmatched convenience
- Within Pymble Public School and Ku-ring-gai High School catchments
- Approx. 600-meter walk to Pymble Station and other conveniences

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 DETAILS

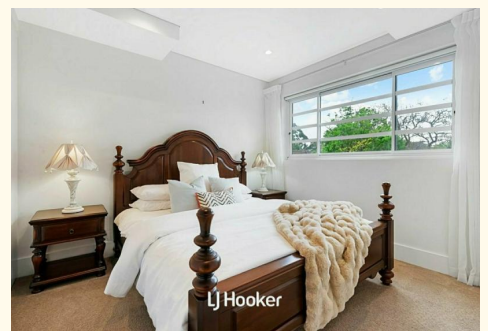
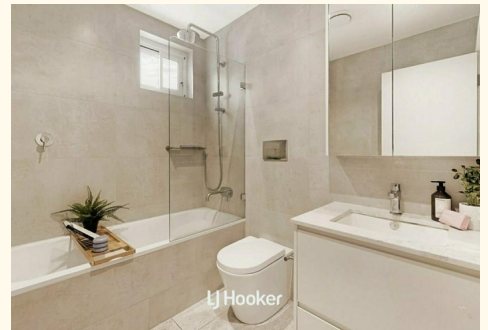
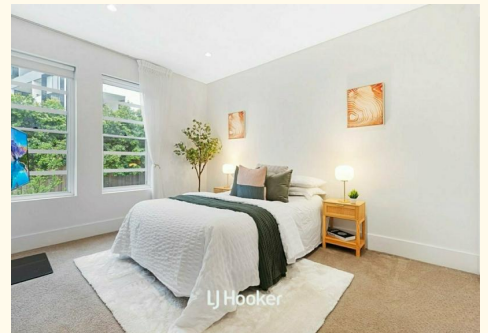
Property ID	TEAHJX
Property Type	Townhouse
Including	Toilets (3)

Kenny Gong 0456 887 000

Managing Director | Sales Executive | kgong@ljhookergordon.com.au

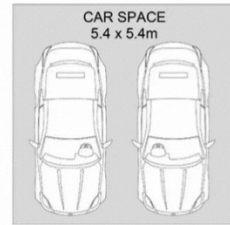
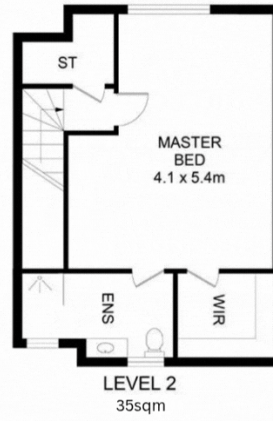
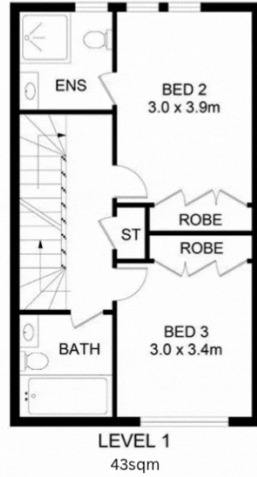
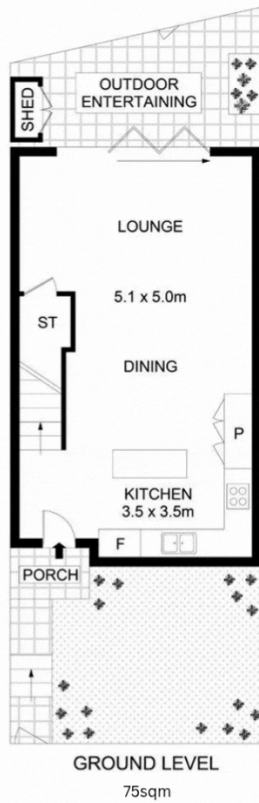
LJ Hooker Gordon (02) 9496 8000

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8/7 Avon Road, Pymble NSW 2073

Internal	153m ² (approx.)
Car Spaces & Storage	29m ² (approx.)
Total	182m² (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.

