

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 exclusive townhouse presents a sophisticated lifestyle in one of the Upper North Shore's most desirable pockets. Positioned as one of only 10 residences, the home offers a rare sense of privacy and exclusivity, thoughtfully designed across three spacious internal levels to maximise comfort, functionality and modern family living.

The heart of the home is the expansive open-plan living and dining area, where full-height glass doors create a seamless connection to the sunlit courtyard, providing an inviting setting for entertaining, relaxing or enjoying everyday family moments. At the centre of the home, the gourmet Miele-appointed gas kitchen showcases sleek stone finishes, premium appliances and abundant storage, combining timeless style with exceptional practicality.

Accommodation is thoughtfully arranged across multiple levels, offering three generously proportioned bedrooms designed for privacy and flexibility. The master suite occupies its own dedicated level, creating a peaceful retreat complete with a private ensuite and generous walk-in wardrobe. Two additional bedrooms are positioned

3 3 2

FOR SALE
$1,900,000

VIEW
By Appointment

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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.

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on a separate level, with one featuring its own ensuite, while both include built-in wardrobes and are well-sized for family living or guests.

Families will appreciate the outstanding convenience of being directly opposite Pymble Ladies' College and within the highly sought-after Pymble Public School and Ku-ring-gai High School catchments. Surrounded by established amenities, transport options and prestigious schooling, this exceptional residence delivers a premium Upper North Shore lifestyle.

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

Outgoings:
Strata: $2,048 p.q (approx.)
Council: $434 p.q (approx.)
Water: $202 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 a third party without the expressed written permission of LJ Hooker Gordon.

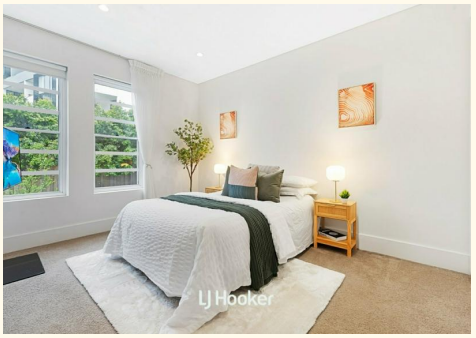
MORE DETAILS

Property ID	TEAHJX
Property Type	Townhouse
Including	Toilets (3)











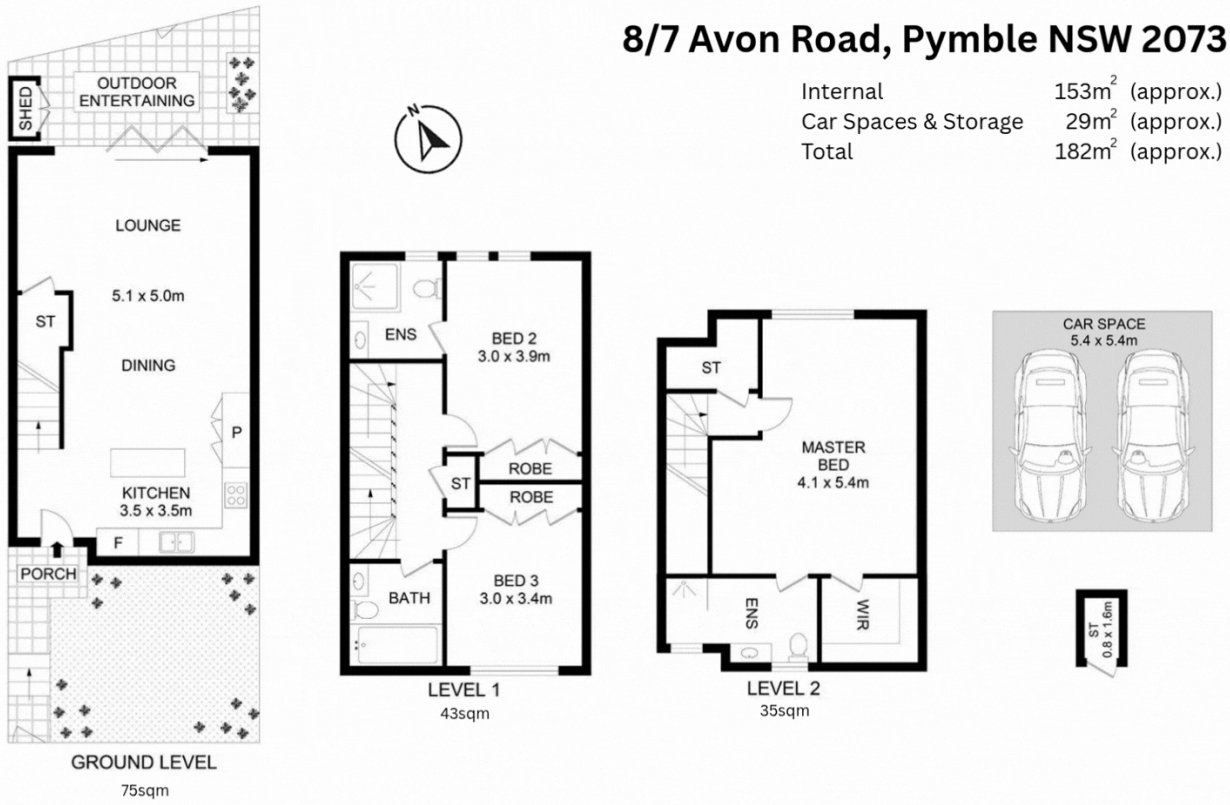
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Internal	153m^2	(approx.)
Car Spaces & Storage	29m^2	(approx.)
Total	182m^2	(approx.)



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.

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