

## West Pymble, 14 Kamilaroy Road

PEACEFUL & CONVENIENT FAMILY LIVING &ndash;  
FIRST TIME OFFERED IN 75 YEARS

Sold within two weeks AGAIN! Contact Ben for details!

First time on the market in 75 years. This house has been in the same family since it was built in 1949. Nestled in a quiet location on the high side of the street and surrounded by leafy, well-established gardens, this charming single-level home offers the ultimate in convenience and endless opportunities for young families and downsizers alike. A commanding presence on a serenely private 695sqm block, it's just 270m from the Y Kuring-gai Fitness and Aquatic Centre in Bicentennial Park. Kendall Street shops and transport links are within strolling distance. With high ceilings and original polished wooden floors embracing space and light throughout, there's the added flexibility of a large modern garage that may be modified for extended family, teens or work-from-home professionals. An easy walk to popular Gordon West Public School and a short commute to Macquarie Business Park and CBD, unpack your bags and start enjoying everything this home and its coveted location has to offer.



**For Sale**  
SOLD within 2 Weeks Again!

**View**  
[ljhooker.com.au/SUZHJX](http://ljhooker.com.au/SUZHJX)

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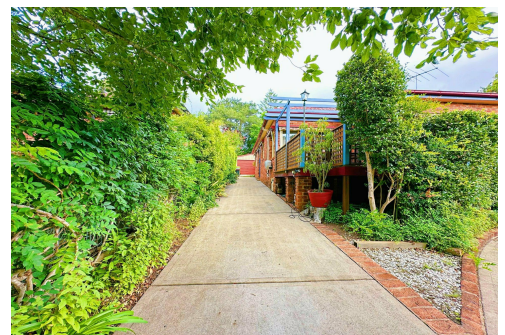
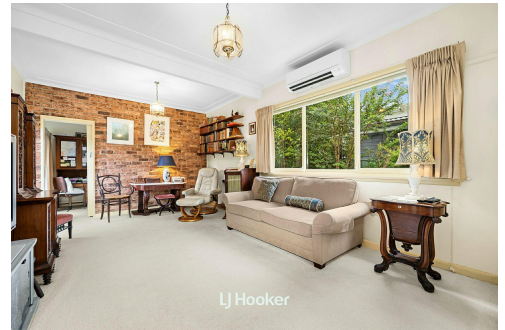
- Endless possibilities in this peaceful, convenient location
- Bright and spacious living/dining area with gas fireplace and garden vistas opening to the front verandah with additional entertaining zone
- Caesarstone benchtops, gas cooktop, breakfast bar and wood cabinetry
- Second living room with peaceful views and access to the large timber terrace and quiet private gardens
- Three bedrooms, two living rooms
- Modern bathroom with bath and shower with a second toilet in the laundry
- Low maintenance backyard with child-friendly level lawns and additional seating areas
- Premium original wooden flooring and reverse cycle air conditioning
- Versatile large garage. Perfect for recharging the EV. Or perhaps repurpose it for teens, guests or a home office
- Abundant additional off-street parking

**Location Benefits:**

- Bicentennial Park just over the road
- 270m to the Y Ku-ring-gai Fitness and Aquatic Centre
- 650m to Gordon West Public School
- Stroll to the 560 and 572 bus services to West Pymble Public School, Turramurra Station, Gordon Station and Macquarie Center
- 5 Mins Quick drive to Macquarie shopping and University
- 15 Mins drive to Chatswood Shopping Center, Hornsby Westfield
- Quick access to the M2 for trips into the CBD or western Sydney
- Easy access to Pymble Ladies College, Knox, Abbotsleigh, Ravenswood, Barker

This much-loved family home offers a rare combination of peaceful living, everyday convenience, and future potential. Whether you choose to move straight in and enjoy its warmth and charm or explore the opportunities for further enhancement, this is an exceptional property in a sought-after location that is ready for its next chapter.

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

<b>Property ID</b>	SUZHJX
<b>Property Type</b>	House

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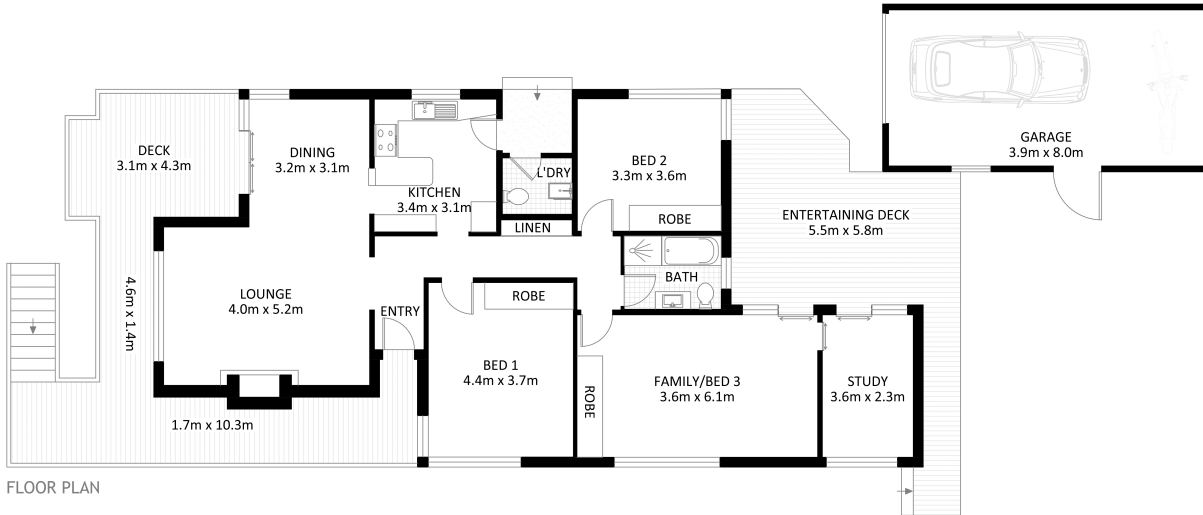
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SITE PLAN

 LJ Hooker



FLOOR PLAN

TOTAL AREA APPROX 234m<sup>2</sup>

TOTAL LAND SIZE APPROX. 695.6m<sup>2</sup>

## 14 Kamlaroy Road, West Pymble

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