



38 Kamilaroy Road, West Pymble

## Peaceful Family Living With Modern Updates

Lovingly maintained and updated, this much-loved family home offers a rare opportunity to secure a spacious residence in a sought-after pocket of West Pymble. Nestled on the high side of a quiet street, with leafy surrounds and manicured gardens, the property blends timeless charm with modern enhancements including a renovated kitchen, laundry and bathrooms. Perfect for families seeking space, comfort and convenience, it enjoys a commanding presence on a private 695.6 sqm block, within the catchment for Gordon West Public School and only a short stroll to Bicentennial Park and the Y Ku-ring-gai Fitness and Aquatic Centre.

Inside, the home showcases light-filled living areas, high ceilings and a versatile floor plan offering multiple zones for entertaining, family gatherings or quiet retreat. With five bedrooms, three bathrooms and generous outdoor spaces, this is a home designed for both immediate enjoyment and long-term potential.

- ? Spacious open-plan living and dining flowing to the alfresco entertaining area
- ? Renovated kitchen with gas cooktop, electric oven, dishwasher, walk-in pantry and breakfast bar

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.

5 3 2

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

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

LJ Hooker

- ? Separate casual meals and family area adjoining the kitchen
- ? Flexible ground floor rumpus or fifth bedroom with nearby bathroom, ideal for in-laws or guests
- ? Four generous bedrooms upstairs, all with built-ins, including a master with walk-in robe and ensuite
- ? Updated bathrooms with modern finishes, main with bath and shower
- ? Internal laundry with outdoor access
- ? Expansive alfresco entertaining terrace overlooking secure level lawns &ndash; perfect for children and pets
- ? Double lock-up garage with internal access, ducted reverse-cycle air conditioning, alarm system

**Location Benefits:**

- ? 270m to Y Ku-ring-gai Fitness and Aquatic Centre & Bicentennial Park
- ? 650m to Gordon West Public School
- ? Easy walk to OLPS Primary School and local shops/cafes
- ? Bus services to Gordon Station, Macquarie Centre and Macquarie Business Park
- ? Short drive to Pymble Ladies' College, Knox Grammar, Abbotsleigh, Ravenswood and Barker
- ? Convenient access to Macquarie University, Chatswood CBD and the M2

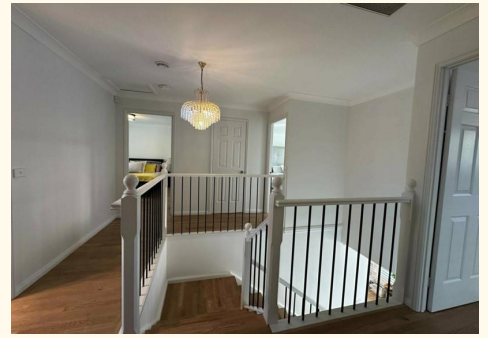
**DISCLAIMER:** All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

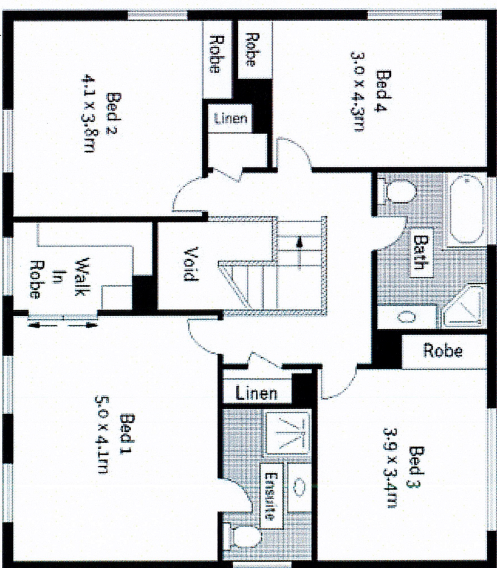
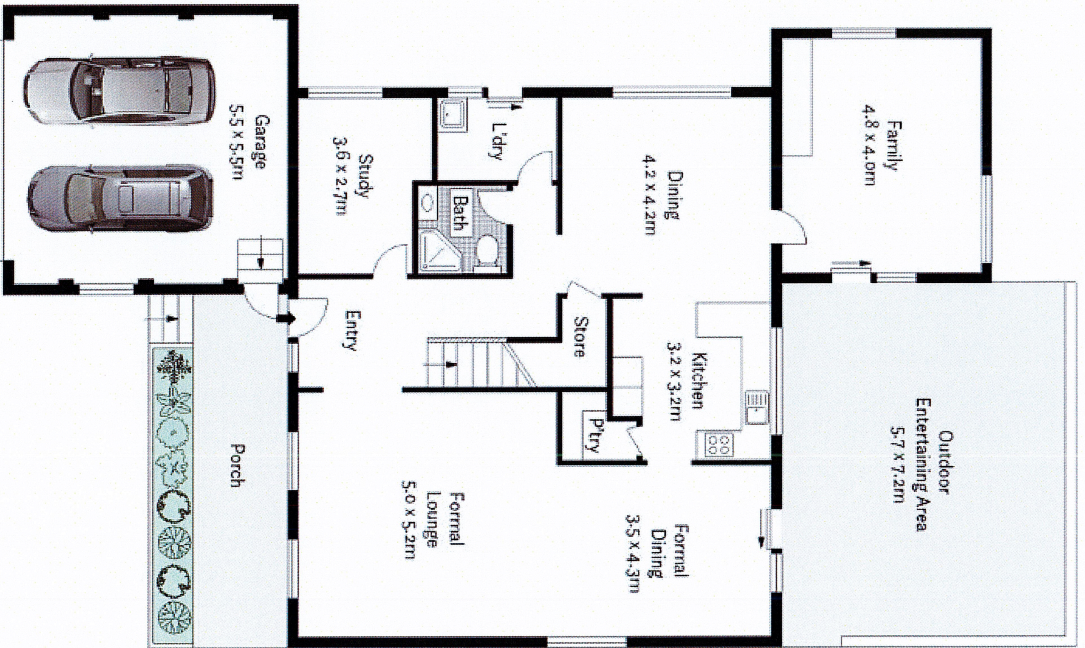
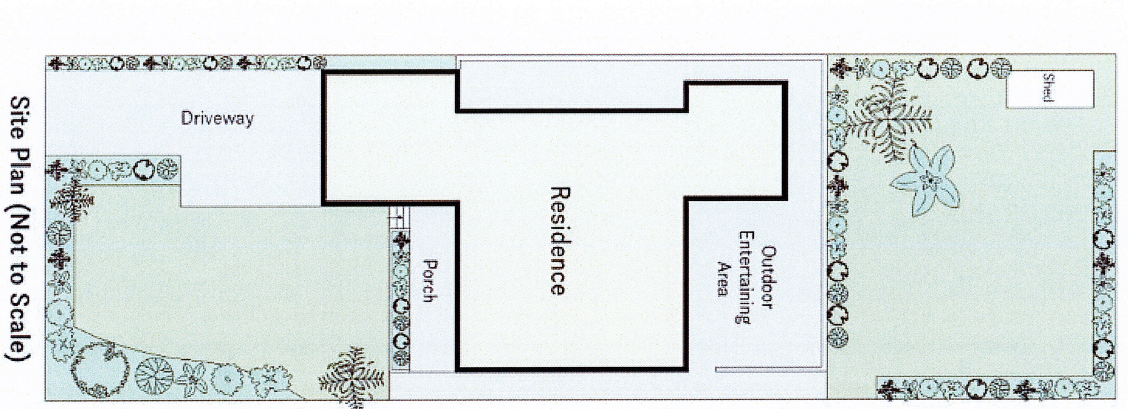
**MORE DETAILS**

Property ID	T2XHJX
Property Type	House
Including	Toilets (3)

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Internal : 297m<sup>2</sup>



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