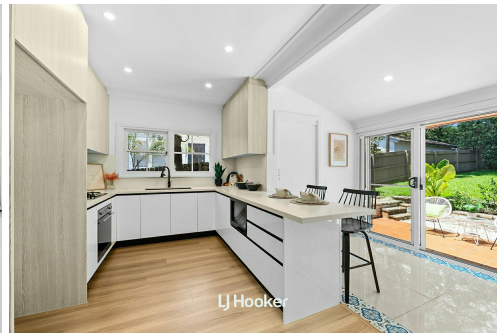
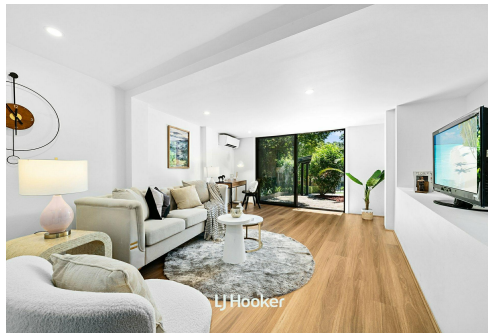
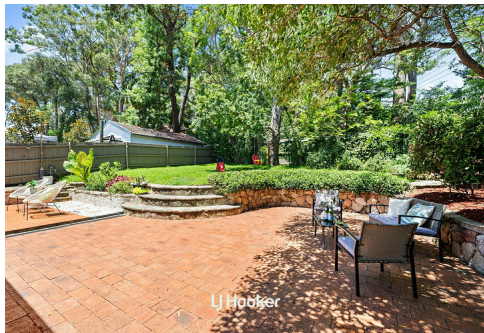




West Pymble, 44 Kamilaroy Road

SOLD WITHIN TWO WEEKS! Contact Ben for details!

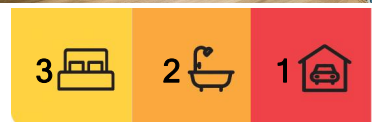
Nestled on the high side of the street surrounded by lush gardens, this charming single-level home offers the ultimate in turn-key living for young families and downsizers alike. A commanding presence on a serenely private 682.9sqm parcel, from this convenient pocket it's just a short stroll to Bicentennial Park, transport links and Kendall Street shops.

With decorative high ceilings and flawlessly renovated interiors embracing space and light throughout, there's the added flexibility of a separate studio that's perfect for extended guests, teens or work-from-home professionals. Walking distance to popular Gordon West Public School and an easy commute to Macquarie Business Park and CBD, unpack your bags and start enjoying everything this home and its coveted location has to offer.

- Bright and spacious living/dining area with fireplace and garden vistas
- New designer kitchen equipped with a suite of premium Smeg appliances
- 40mm stone benchtops, gas cooking, breakfast bar and soft-close cabinetry



Disclaimer: 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.



For Sale
SOLD WITHIN TWO WEEKS!

View
l.jhooker.com.au/SU2HJX

Contact
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Eugene Daley
0412 362 291
edaley@l.jhookergordon.com.au

LJ Hooker Gordon
(02) 9496 8000

- Sitting room with peaceful views to the sun-soaked private gardens
- Low maintenance backyard with child-friendly level lawns and a paved terrace
- Tranquil water feature, established gardens and exceptional privacy
- Immaculate double bedrooms resting under 2.7m ornate high ceilings
- Modern bathrooms, the main with a deep tub, rainshower and stone vanity
- Versatile studio with its own entry ideal for teens, guests or a home office
- High quality hybrid flooring with timber texture and reverse cycle air conditioning
- Single carport plus abundant additional off-street parking

Location Benefits:

- Adjacent to the 560 and 572 bus services to West Pymble Public School, Turramurra Station, Gordon Station and Macquarie Center
- 450m to the Y Ku-ring-gai Fitness and Aquatic Centre
- 1km to Gordon West Public School
- 5 Mins Quick drive to Macquarie shopping and University
- 15 Mins drive to Chatswood Shopping Center, Hornsby Westfield
- Easy access to Pymble Ladies College, Knox, Abbotsleigh, Ravenswood, Barker

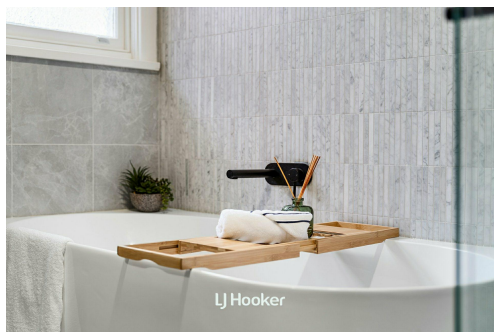
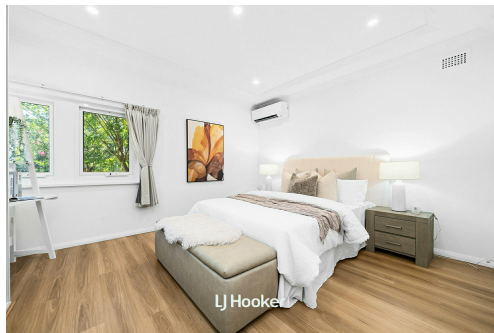
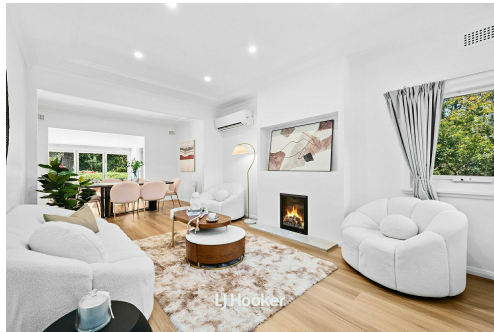
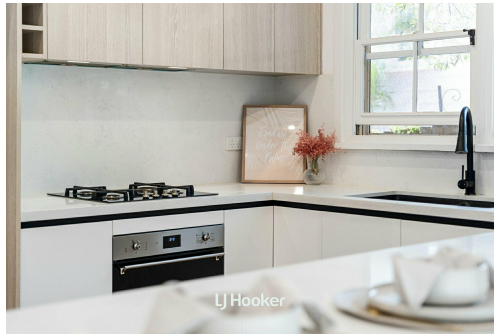
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. You should make your own inquiries as to its accuracy.

More About this Property

Property ID	SU2HJX
Property Type	House
Land Area	682.9 m2
Including	Toilets (2)

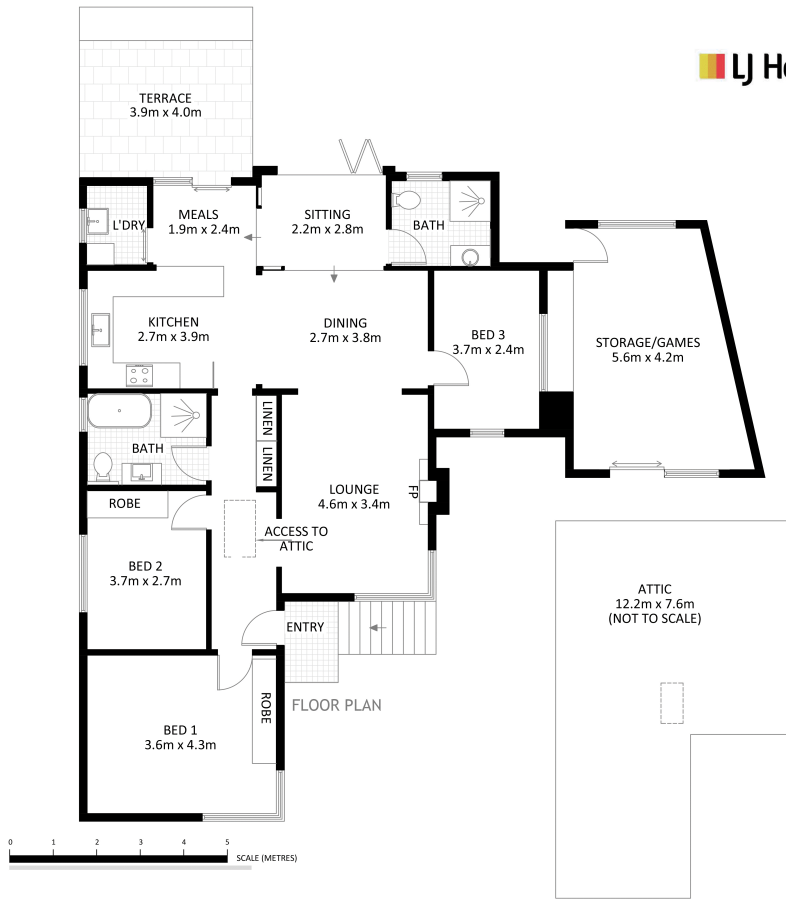
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SITE PLAN

TOTAL AREA APPROX. 150m²

LOT SIZE APPROX. 682.9m²

44 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.