

**315/3 Pymble Avenue, Pymble, NSW 2073**

**LJ Hooker**

**Unit For Sale**

Thursday, 9 January 2025

315/3 Pymble Avenue, Pymble, NSW 2073

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Kenny Gong  
0294968000



Vicky Krdanian  
0294968000

## Guide \$850,000-\$900,000

Positioned for effortless convenience, this spacious apartment offers a harmonious blend of contemporary design and practical living. With an elevated setting and a desirable Northerly aspect, the residence enjoys an abundance of natural light and a bright and is complemented by its central location close to all Pymble amenities. The apartment features an open-plan layout seamlessly integrating living, dining, and kitchen areas, leading to a private balcony ideal for endless entertaining. The sleek kitchen boasts high-end appliances, ample storage, and elegant stone benchtops. Accommodation includes two generously sized bedrooms, each with built-in wardrobes, while the master bedroom enjoys a private ensuite. Additional features include a modern main bathroom, internal laundry, ducted air conditioning, and secure basement parking with a storage cage. Situated just moments from Pymble Station, local shops, parks, and top-rated schools, this home is a superb choice for young families, downsizers, or investors seeking lifestyle and location in equal measure.

**Property Features:-** Spacious living and dining areas with leafy views & a Northerly aspect- Large, covered balcony, perfect for both relaxation and entertaining guests- Dedicated and enclosable study space, offering added convenience - Stylish gas kitchen with stone benchtops and premium-quality appliances- Generous bedrooms with built-ins, robes, master with a private ensuite- Split system air-conditioning, secure parking space and a storage cage - Video intercom, internal laundry & beautifully landscaped common areas- Walking distance to Pymble Station, shops, cafes and nearby parks- Onsite building manager, access to residents-only gym and sauna- Gordon West Public School and Turramurra High School catchments- Close to prestigious schools; Pymble Ladies' College & Ravenswood

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