

**114 Wallalong Crescent, West Pymble, NSW 2073**

**Orr&Co**

**House For Sale**

Thursday, 1 February 2024

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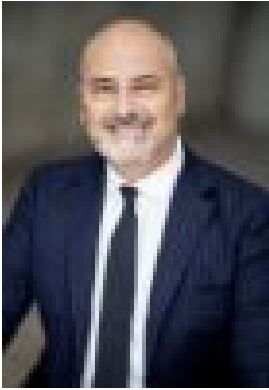
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 930 m2**

**Type: House**



Phil Orr



Aaron Chan

0406057796

## **Auction Saturday 24 February, 3.45pm Onsite**

Graced with plenty of street appeal, this inviting family home presents impressively scaled flowing living zones matched with a lovely wraparound deck for relaxed year round entertaining. Well maintained and easy to live in now, the home is abounding with scope to further enhance or rebuild on a substantial 930sqm block (STCA). Capturing a north west rear aspect, interiors are washed in day long sunshine, while the practical layout delivers ample space for growing families. Of wonderful convenience, the welcoming home is walk to West Pymble Public School, with excellent proximity to the vibrant West Pymble shops and cafes, Lofberg Oval and Bicentennial Park recreation facilities. Settled in a quiet and evolving West Pymble enclave, the residence presents an outstanding opportunity to create your ideal home in one of New South Wales' fastest growing suburbs for capital growth.

**Internal Features:-** Distinct living and dining rooms exude comfort- Oversized separate family room with study area- Undercover wraparound deck and sunny backyard- Granite kitchen features AEG cooktop and Bosch oven- Wide windows creates a light infused ambiance- Peaceful double bedrooms provide built-in robes- Light and airy main bedroom has a skylit ensuite- Classic modern bathroom with tub and separate shower- Powder room, timber floors and ducted air conditioning- Versatile studio/storage room next to the garage

**External Features:-** North west to rear yard with lawns for children- Enjoys tranquil views from multiple aspects- High side block with inviting street presence- Double lock-up garage with access to studio

**Location Benefits-** 800m to West Pymble shops and cafes- 900m to West Pymble Public School- 600m to Lofberg Oval- 450m to Bicentennial Park- 600m, to Ku-ring-gai Fitness/Aquatic Centre- Easy access to prestigious schools- Close to National Park bushwalks- Easy access to Macquarie Business Park- West Pymble Public School catchment