

**38 Grayling Road, West Pymble, NSW 2073**



**House For Sale**

Friday, 17 May 2024

38 Grayling Road, West Pymble, NSW 2073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Thomas Merriman  
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## Auction Saturday 15 June, 4pm

North-east facing on one of the area's finest streets, this tightly held home provides optimal family comfort over a desirable single level format. What was once a small 50's built full brick cottage has had two extensions that have resulted in a spacious and functional home. Generous formal zones with a slow combustion fireplace give way to the central stone kitchen and the large family room. A private study area, a sitting room and four large bedrooms including the substantial master wing with ensuite provide excellent space for a growing family. The outdoor areas are exceptional incorporating two large decked areas with one covered and a level backyard with a koi pond plus unique native garden with special plantings. A rare, potential rich opportunity, this slice of paradise sits footsteps to the bus, village shops, West Pymble Public School and Pymble Ladies College.

**Accommodation\*** Tightly held in the one family for nearly 40 years\* 50's full brick home has been extensively added to\* High ceilings, skylights, reverse cycle a/c and Ventis\* Large family living opens out to the rear decks\* Sitting room, centrally placed family stone kitchen\* European appliances including a dishwasher\* Generous L shaped formal lounge and dining\* Stone clad slow combustion fireplace brings warmth\* Separate expansive master with a walk-in robe and ensuite \* Most bedrooms with built-in robes, all are spacious

**External Features:**\* Quiet tree-lined street, prestige setting\* North-east facing and level block\* Large rear covered deck, multiple retractable awnings\* 2nd garden deck, tranquil koi pond and water feature\* Level child and pet friendly lawns, rare native garden\* Garden shed, central courtyard, external toilet/laundry\* Immediate access double carport, rainwater tank

**Location Benefits:**\* 400m to the 572 Macquarie / Turramurra and 120m to 560 Gordon Station bus services, and 500m to 575 Hornsby / Macquarie bus service\* Easy access to both train and metro lines via these bus services\* 350m to Kendall Village Green Tennis Courts\* 400m to Philip Mall shops and dining options including IGA and cafes\* 600m to Being Early Education Pymble\* 800m to Bicentennial Park\* 900m to Ku-ring-gai Fitness and Aquatic Centre\* 900m to Lofberg Dog Park\* 1.3km to West Pymble Public School\* 1.4km to Greyhouse Walk access to Pymble Ladies College

**Auction Saturday 15 June, 4pm** In rooms - 2 Turramurra Avenue, Turramurra Contact ☎Thomas Merriman 0401 840 859 Logan Knight☎ 0432 199 250

**Disclaimer:** All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.