

40 Wyomee Avenue, West Pymble, NSW 2073



House For Sale

Wednesday, 12 June 2024

40 Wyomee Avenue, West Pymble, NSW 2073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Thomas Merriman
0294897474



Logan Knight
0294499066

Auction Saturday 29 June, 4.00pm

A light soaked home with exceptional architectural appeal, this stunning home is elevated high-side from the road gaining enchanting leafy green vistas and a superb ambience. Captivating spaces span across a unique split level design placed under soaring cathedral ceilings with high-set windows that spill an abundance of sunlight into its rooms. A natural entertainer, rooms on two sides open to either the front deck or the large rear alfresco deck and child friendly gardens. A large family-sized contemporary kitchen is a natural gathering point boasting an island bench and quality appliances. The private home office is nestled in a quiet wing with the four spacious bedrooms. Just move straight into this outstanding home, relax and enjoy family life, a stroll to bus services, parks, walking trails, Philip Mall, West Pymble Public School and PLC. Accommodation* Generous split-level design, soaring cathedral ceilings* Timber floorboards, open plan living and dining rooms* Large family living room, stylish stone wrapped kitchen* Island bench/breakfast bar, quality Smeg gas cooktop* Wall of bi-folds opens to the deck, ducted air conditioning* Spacious home office, four bedrooms all with built-ins* Master with a vaulted ceiling, walk-in robe and ensuite* Powder room, both bathrooms with underfloor heating* Under stair storage, LUG with storage

External Features:* Quiet tree lined street in a family friendly pocket* High-side and northerly facing on its 930sqm block* Landscaped gardens, expansive private level lawn at the rear* Elevated back lawn gains a sublime district outlook* Front decked balcony, substantial covered rear alfresco deck* Over-sized lock up garage with storage, additional parking space* Veggie and herb gardens, extensive solar panel system with battery storage and EV Charger

Location Benefits:* 180m to Frogmore Park* 350m to the entry to the Lane Cove Valley Walk* 380m to the 562 and 572 bus services to Gordon Station, Macquarie, South Turramurra and Turramurra Village and Station* 500m to Only About Children West Pymble* 1km to Kendall Street (Philip Mall) village shops and cafes* 1.3km to West Pymble Public School* 1.4km to Bicentennial Park* 1.6km to The Y Ku-ring-gai Fitness and Aquatic Centre* Close to Pymble Ladies College and Ravenswood* Easy access to Gordon and Macquarie

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.