

**22 Livingstone Avenue, Pymble, NSW 2073**

**McGrath**

**House For Sale**

Thursday, 11 July 2024

22 Livingstone Avenue, Pymble, NSW 2073

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1188 m2**

**Type: House**



Brooklyn Zhu  
0294496255

## **Auction 10th August**

Conveniently located within a short walk to Pymble train station and PLC. This full brick family home boasts a wide, elegant facade and a beautifully landscaped front garden. Designed with a spacious layout ideal for family living, it features a covered entertainment area and a resort-style pool with glass panel surrounds, creating a perfect space for relaxation and hosting gatherings.- Approx.1200sqm block, with sun-drenched Northeast aspect- Spacious formal lounge with fireplace & separate dining room- Modern gas kitchen with granite benchtops and European appliances - Master bedroom with walk-in robes, ensuite and parent retreat.- Three generous bedrooms with built-in wardrobes, third with ensuite- Internal laundry, Solid timber floor, skylights- Reverse Cycle Ducted Air-Con, security alarm. Gas points for heating- Triple Lock-Up Garage with basement storage- 400m to Pymble train station, 600m to Pymble Ladies' College- Fantastic opportunity to renovate, extend, or rebuild (STCA)