

**9 Pymble Avenue, Winmalee, NSW 2777**

**McGrath**

**House For Sale**

Thursday, 11 July 2024

9 Pymble Avenue, Winmalee, NSW 2777

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 955 m2**

**Type: House**



Brad Cole

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## **\$800,000 to \$850,000**

This neat property offers an ideal opportunity for a developer looking for a dual occupancy opportunity or first home buyer looking to establish themselves in this popular suburb. Brilliantly located, with local shopping centre and schools in walking distance, it's extremely well set up for young families with great bedrooms and a fabulous kid-friendly yard.- Tidy three-bedroom cottage presents the perfect entry point to the market- Set back from the street with attractive screening trees enhancing privacy - Cosy living with ceiling fan and split system air conditioner; neutral decor- Good sized kitchen with great prep space; large gas range; ample storage- Three bedrooms, two with BIR; one adapted to include four built-in bunks- Neat family bathroom with shower over bath; separate WC; laundry at rear- Covered rear patio for relaxing and entertaining; safe, level back yard- Off-street parking accessed from neighbouring street; sep driveway - Very nicely presented and move-in ready; great potential to update/modernise- Lovely peaceful and family friendly location with parks & bushwalks close by- Supermarket, neighbourhood centre, primary school & pre-school in walking distance