



35 Warrowa Avenue WEST PYMBLE, NSW

3 bed | 1 bath | 2 car

Full Brick Vintage 1960's Gem

Positioned high-side on a sensational 942sqm with a 19.2m wide street frontage and the greenery of Avondale Golf Club as its back neighbour, this 1960's gem delivers unbridled promise and potential. Tightly held since built by its current owners, the neat and tidy home sprawls across an easy living single level boasting a full brick build, high ceilings and timber floorboards. It sits surrounded by near level expansive lawns and benefits from a perfect north-east to rear aspect. Explore the exciting opportunities to either undertake a stylish renovation, extension or replacement (STCA) in a quiet cul-de-sac a stroll to the bus and close to schools.

- Whisper quiet family-friendly cul-de-sac, set high from the street
- Wide single level home, high ceilings, timber floors, filled with light
- Spacious lounge, classic brick fireplace with gas point, Ventis system
- Formal dining, original very functional gas kitchen, family room
- Family room opens to the generous covered entertainer's terrace
- Expansive front and back lawns provide space for the kid's to play
- Three good sized beds, central main bathroom, laundry/powder
- Double lock-up garage with potential to add mezzanine storage
- West Pymble Public catchment, close to village shops and parks

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