



B302/2 Livingstone Avenue Pymble, NSW

2 bed | 2 bath | 1 car

Sold by William Chan

Private viewing appointments available. Please contact agent.

Offering effortless modern living in designer style, this stunning ground floor apartment is a private retreat boasting contemporary light-filled interiors filled with premium finishes and a spacious alfresco setting for year-round entertaining. Centrally located in the heart of leafy Pymble, footsteps to rail and all amenities, it is set in the luxury 'Aura' development amidst landscaped gardens with communal terracing and bbq facilities.

- Spacious sophisticated living & dining with wall of floor-to-ceiling glass
- Seamless flow to covered entertaining terrace & wraparound courtyard
- Courtyard enjoys direct gated access to manicured residents' gardens
- Sleek open-plan stone kitchen appointed with Miele s/s gas appliances
- Master bedroom features extensive built-in robes & luxurious ensuite
- Generous-sized 2nd bedroom with built-ins & glass slider to courtyard
- Designer fully-tiled main family bathroom; ducted zoned r/c air con
- Concealed European-style laundry with Fisher & Paykel 5kg clothes dryer
- Video intercom entry; two herb & vegetable planter beds in courtyard
- 140sqm total on title - set on ground floor of security Building B
- Secure car space plus storage cage & extensive visitor parking spaces
- Landscaped communal gardens with built-in bench seating & bbq facilities
- Walk to station, local shops, eateries, park & Pymble Ladies' College

**Craig Marshall**

m: 0410 699 688

t: 02 9061 3175

e:

[craigm@themarshallgroup.com.au](mailto:craigm@themarshallgroup.com.au)

u