



40 Boolarong Road Pymble, NSW

5 bed | 3 bath | 2 car

Stunning Hamptons-style residence in a blue ribbon enclave

- Prized 1,122 sqm north-facing manicured parcel with 22 metre street frontage
- Light-filled open plan living with Real Flame gas fireplace and oak floors
- Formal dining area with French doors flowing to the sunny garden balcony
- Hamptons-style gourmet kitchen equipped with premium European appliances
- 40mm CaesarStone benchtops and breakfast bar overlooking the gardens
- Polyurethane shaker doors, integrated dishwasher and 900mm gas cooker
- Four beautifully appointed double bedrooms with floor-to-ceiling fitted robes
- Sparkling mosaic-tiled pool framed by a silver ash travertine entertaining terrace
- Fully enclosed landscaped gardens with lush lawns and large entertaining deck
- Opulent poolside pavilion with kitchen and ensuite for teens/guests or in-law living
- On-trend bathrooms with subway tiles, main with separate bath and rainshower
- Ducted reverse cycle air conditioning, plantation shutters and ample storage
- Double brick construction with high ceilings and three-step decorative cornices
- Double garaging with storage and a captivating facade with manicured gardens
- Stroll to Pymble Public School and easy access to the area's leading private schools
- Footsteps to bus services, Bannockburn Oval and easy access to village shops

Tobias Newing

m: 0456 857 202

t: 02 9498 3399

e:

David Marshall group.com.au

m: 0410 600 688

t: 02 9498 3399

e:

davidm@themarshallgroup.com.au

u