



9 Ward Street Pymble, NSW

3 bed | 2 bath | 3 car

## Premier, tightly held Pymble location ? enjoy as is, renovate, extend or re-bui

This is a wonderful opportunity for young families looking to enter the upper north shore market, downsizers wishing to remain in the area; or investors or developers alike.

A delightful full brick gem refreshed and ready for immediate enjoyment, it sits on a prime 930sqm (approx.) North-Easterly-to-rear block in a premier Pymble pocket, nestled between Livingstone Ave and Pymble Ave. Bordered by a child-friendly backyard and wide 21-metre street frontage, a remarkably spacious single-level floor plan offers sun-soaked living spaces and boundless scope to renovate, extend or re-build in the future (STCA). An exceptional offering just moments from Pymble Ladies' College, Avondale Golf Club and walking distance to the shops and station, it is all about the position, potential, and lifestyle.

- Coveted Top position on approx. 930 sqm, frontage 21 meter North to rear
- Solid full brick construction featuring high ceilings and plenty of natural light
- Updated kitchen featuring a breakfast bar, gas cooking and new flooring
- Spacious open plan living/dining area with newly polished timber floors
- Family room flows to North private al fresco entertaining area & level lawn
- Three bright and oversized bedrooms all with built-ins and new carpet throughout
- Master bedroom with ensuite, main bathroom with bath and shower
- Child-friendly level lawns wrapped by easy-care gardens and large workshop
- Double carport plus a single lock-up garage with direct backyard access

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