



131A Livingstone Avenue Pymble, NSW

5 bed | 4 bath | 2 car

## Double brick single level family living

Enjoying a highly regarded setting with an enormous 1179 sqm (approximately) of parklike grounds. This is a solid full brick family residence that will be the envy of friends and family. This is a unique opportunity ideal for someone downsizing or young growing family wanting space. Located with easy access to schools, Pymble Ladies' College, Ku Ring Gai Fitness and Aquatic Centre, Kendall Street shops and Pymble station.

- Attractive street appeal, positioned amongst landscaped gardens.
- Feature parquet flooring and wide entrance hallway
- Enormous formal dining room and open plan living areas
- Private Northerly alfresco terraces
- Gourmet gas chef's kitchen with large island bench mielie appliances
- Casual dining or meals area adjoining kitchen
- Five large bedrooms three with ensuite bathrooms
- Home office or home theatre/6th bedroom with French doors
- Double lock up garage with internal access
- Large, covered veranda overlooking child friendly rear garden
- Ducted reverse cycle air conditioning

## Ian Clarke

m: 0419 636 289

t: 02 9061 3199

e:

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