



10 Graham Avenue Pymble, NSW

5 bed | 4 bath | 2 car

## Location, aspect and full brick quality

Awash with natural light, this engaging full brick home takes a coveted high-side position in a blue-ribbon locale. Resting on a N/E plot with level lawns and established gardens that flow from the covered alfresco terrace and pool, it's an effortless entertainer with family at its heart. Five generous bedrooms include a flexible lower-level studio with ensuite and external access. Within walking distance of the bus, Pymble Station and village, Pymble Ladies' College and Pymble Public School.

- Quiet prestige setting, high-side, wide front verandah
- Timber floors, high ceilings, spacious elegant lounge room
- Expansive formal dining with a bay window, ducted a/c
- Large stone and gas kitchen with European appliances
- Casual dining, adjoining large covered alfresco terrace
- Solar heated pool surrounded by level lawn and gardens
- Lower-level optional rumpus or studio/5th bed with ensuite
- Four spacious bedrooms rest in a cluster, built-in robes
- Master retreat with walk through multiple robes, ensuite
- Tidy bathrooms, under house storage areas or cellar
- Internal access to the wide side-by-side double garage

### Location Benefits

- 950m to Pymble Ladies' College

## Tobias Newing

m: 0456 857 202

t: 02 9498 3399

e:

**David Marshall** group.com.au

m: 0410 600 688

u:  
t: 02 9498 3399

e:

davidm@themarshallgroup.com.au

u