



9A Rushall Street Pymble, NSW

4 bed | 4 bath | 2 car

## Secluded Luxury, Family Haven

- Private and quiet, covered porch entry, striking double doors, impressive foyer
- Original convict sandstock bricks on slab construction, new driveway, automated gates
- Open plan formal lounge and dining plus casual family living with gas fire place
- Designer DAN kitchen with top of the line European appliances, Corian benchtops
- 4 double bedrooms, 2 with en-suites and main with walk-in robe
- Home office or 5th bedroom overlooking the lush, established gardens
- All new double glazed tilt and turn windows and sliding doors, new tiled roof
- Superb flooring of polished Spotted Gum timber and premium Travertine
- Ducted reverse cycle air-conditioning system, back-to-base security system
- Heated flooring in main bath, heated towel rails in 2 baths, abundant storage
- Prime north to rear aspect, landscaped easy care gardens, level lawns, games room
- DLUG plus separate workshop/store, automated blinds in kitchen, bedroom and rumpus room bedroom
- 10kw 3 phase solar power system with SMA inverter, water tank and pump
- Underground watering system for the backyard, swimming pool w/ auto chlorinator
- 300m to Bus, 400m to Pymble Public School, 850m to Princes Street local shops
- 1.7km 23 minute walk Pymble Station / Pymble Shopping Village
- 2.3km Pymble Ladies College / 5.3km Ku-ring-gai High School

## Alex Jensen

m: 0425 733 758

t: 02 9061 3199

e:

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

m: 0419 636 289

t: 02 9061 3199

e:

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