Pre Auction Sale *Contact Agent*

3 Cross Street, Pymble

Exceptional Quality In a Bush Setting - 1,695 sqm

On a sprawling 1,695 sqm parcel, discover a 5-star residence with high ceilings. Relish in its open-plan living areas. The home boasts a gourmet Italian kitchen with a butler's pantry.

An inviting alfresco verandah, perfect for entertaining, peers over an immaculate in-ground pool. Ideally positioned, you're moments from Pymble Ladies College, shopping precincts, and the oval. The train station and transport are conveniently nearby.

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- The master suite features a walk-in and built-in wardrobe.
- Three spacious bedrooms, all with built-in robes.
- A separate 1-bedroom granny flat, ideal for teens or in-laws.
- A chef's kitchen showcases a marble breakfast bar and European appliances.
- Living area extends with wraparound glazing to an outdoor deck.
- An additional family room enhances entertaining space.
- Benefit from 2 expansive storage areas.
- The grounds present a stylish, fenced swimming pool.

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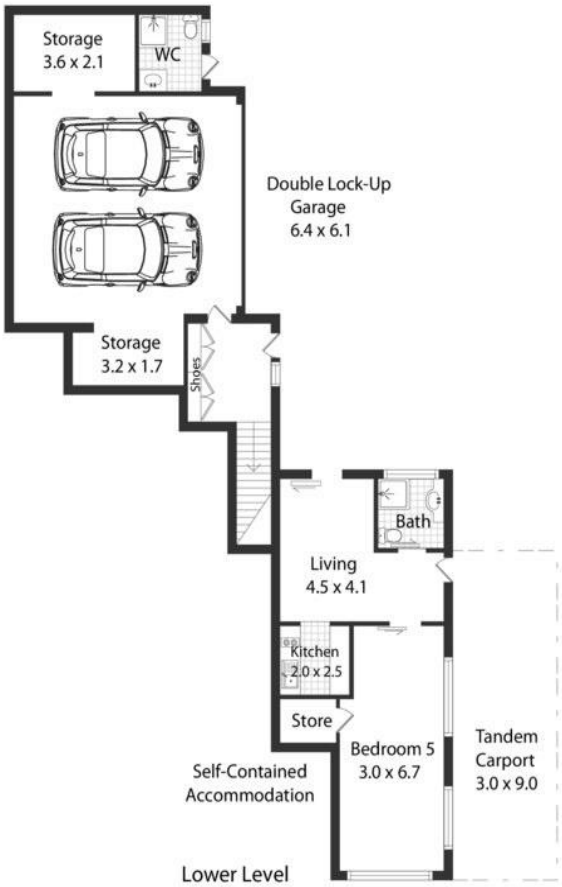
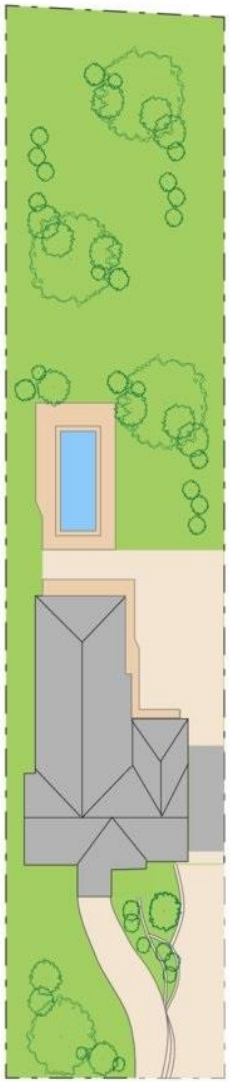
Council Rates: $667pq, Water Rates: $150 pq approx..

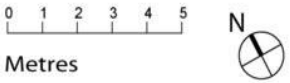
The information and figures contained in this report have been compiled from information provided to us by the vendors and other responsible sources. We have not independently checked any of that information which we merely pass on. No warranty is given to their accuracy and all figures are subject to change without notice. Prospective purchasers must rely on their own enquiries.





Site Plan (not to scale)

Approx. Internal Area : 345 sqm



Units in metres. Indicative only. The information herein is gathered from sources we believe to be reliable.

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