



Luschwitz

REAL ESTATE

Recent Comparable Sales

23 Livingstone Avenue, Pymble NSW 2073



46 Golfers Parade, Pymble

Sold: \$3,500,000

Sale Date: Sept 2024
5 Bed | 3 Bath | 3 Car

Land:697m2 House:245m2



24 Bromley Avenue, Pymble

Sold: \$3,600,000

Sale Date: Sept 2024
4 Bed | 2 Bath | 2 Car

Land:1193m2 House:m2



8 Coleridge Street, Pymble

Sold: \$3,605,000

Sale Date: Sept 2024
6 Bed | 3 Bath | 2 Car

Land:803m2 House:304m2



122 Livingstone Avenue, Pymble

Sold: \$3,858,000

Sale Date: Sept 2024
4 Bed | 2 Bath | 2 Car

Land:892m2 House:286m2



33 Orinoco Street, Pymble

Sold: \$4,200,000

Sale Date: Sept 2024
5 Bed | 3 Bath | 2 Car

Land:916m2 House:m2



14 Golfers Parade, Pymble

Sold: \$3,880,000

Sale Date: Aug 2024
5 Bed | 4 Bath | 2 Car

Land:1094m2 House:288m2

Disclaimer: The properties detailed in this document are the comparable properties that we have discussed with the property owners, in determining an indicative sale guide as per the requirements of the Amendment to the Property Stock and Business Agents Act

*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate



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Property Profile

23 Livingstone Avenue, Pymble NSW 2073



House and Land size	House: Approx 370M2 Land: Approx 1597m2
When was the home built?	Circa 1920's
What is/are the aspect/view of the property?	Perfect rear-to-north aspect
What council is the property in?	Ku-ring-gai Municipal Council
What are the outgoings?	Council Rates: \$ 501.00 per quarter Water Rates: \$ 171.00 per quarter plus usage
What is the rental estimate?	\$ 2000 per week
Is the property owner occupied, tenanted or vacant?	Owner occupied
Last traded year?	Sold for \$1,450,000 on the 12/09/2003
Gas or electricity?	Gas and electricity are connected
Where is the hot water serviced located? Type?	Electric hot water system
What is the parking situation?	Double lock-up garage plus plus off street parking
Proximity to buses and trains	450m 6 minute walk to Pymble Railway Station
Proximity to shops, cafes and amenities?	450m 6 minute walk to Pymble local shops
Proximity to nearest primary school?	Gordon West Public School catchment 2.5km
Proximity to nearest high school?	Turramurra High School catchment 6.3km
Distance to the CBD?	27 min (20.3km) via M2 and M3

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