



# Luschwitz

REAL ESTATE

## Recent Comparable Sales

Apartment 1/53 Pentecost Avenue, Pymble NSW 2073



4/24 Cowan Road, St Ives

Sold: \$4,000,000

Sale Date: Feb 2022  
3 Bed | 2 Bath | 2 Car



1/20 Cowan Road, St Ives

Sold: \$3,500,000

Sale Date: Dec 2022  
4 Bed | 2 Bath | 1 Car



6/20 Cowan Road, St Ives

Sold: \$3,710,000

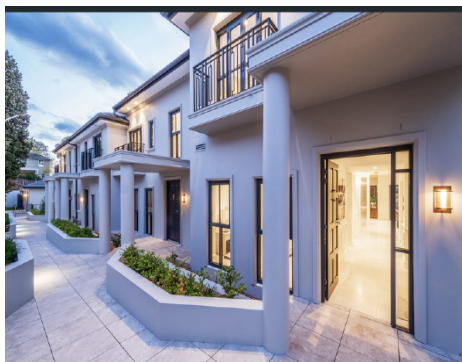
Sale Date: Dec 2021  
3 Bed | 2 Bath | 2 Car



8/73-75 Telegraph Road, Pymble

Sold: \$3,780,000

Sale Date: Nov 2022  
3 Bed | 2 Bath | 2 Car



6/73-75 Telegraph Road, Pymble

Sold: \$3,600,000

Sale Date: Dec 2022  
3 Bed | 3 Bath | 2 Car



5/60 Cowan Road, St Ives

Sold: \$4,400,000

Sale Date: Mar 2022  
3 Bed | 2 Bath | 2 Car

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.2002, effective from 1 January 2016. Reference: The Office of Fair trading web site

\*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



## Property Profile

### Apartment 1/53 Pentecost Avenue, Pymble

Internal and land size?	Total: 322m2 Land: 1008m2
When was the home built?	2003
What is/are the aspect/view of the property?	North aspect overlooking the Pymble Golf Course
What council is the property in?	Ku-ring-gai Municipal Council
What are the outgoings?	Council Rates: \$ 393 per quarter Water Rates: \$ 151 per quarter plus usage Strata Levy: \$ 4700 per quarter
What is the rental estimate?	About \$1500 per week
Is the property owner occupid, tenanted or vacant?	Vacant possession
Last traded year?	\$2,850,000 22/12/2017
Gas or electricity?	Electricity and gas are connected
Where is the hot water serviced located? Type?	Electric Hot Water System
What is the parking situation?	Double lock up garage with auto door
Proximity to buses and trains	180m 3 minute walk Pymble Station Bus 2.1km Pymble Station
Proximity to shops, cafes and amenities?	600m 7 minute walk to Pymble Golf Club 850m 11 minute walk to St Ives Village Shoping Centre
Proximity to nearest primary school?	St Ives North Public School catchment area 2.7km
Proximity to nearest high school?	St Ives High School catchment area 3km
Distance to the CBD?	29 min (22.4 km) via A3

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