



Luschwitz
REAL ESTATE

Spacious, Luxury 'As New' Townhome With Private Lift Enjoying Parkside Convenience

**12/16a Park Crescent
Pymble**

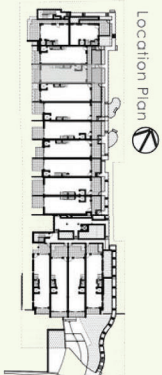
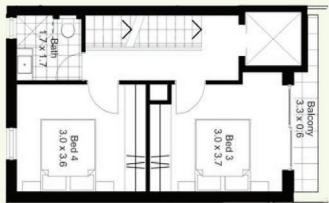
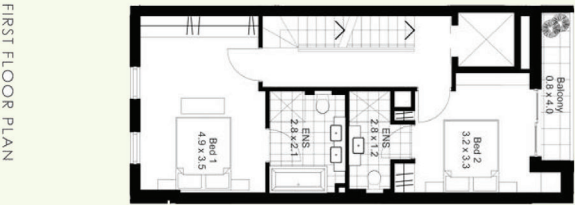
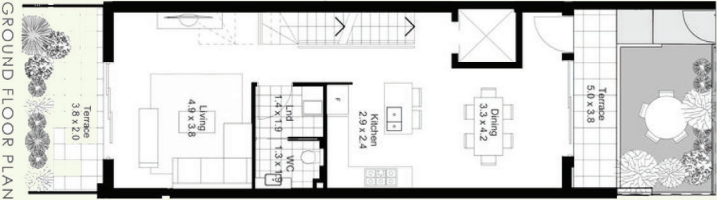
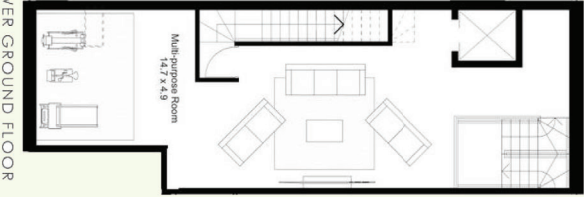
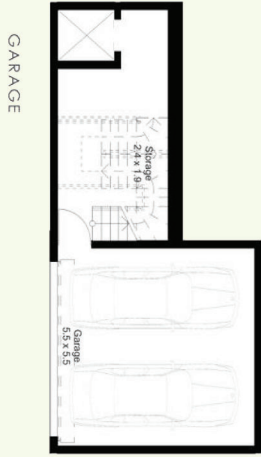
View
as advertised or by appointment

4 3 2

Auction
unless sold prior



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Floor Plan Townhouse 12
4 Bedrooms
Aired

Indoor Floor Area	255m²
Ground Level	59m ²
First Level	50m ²
Second Level	35m ²
Multi-Purpose	66m ²
Storage & Garage	45m ²
Outdoor Floor Area	32m²
Balcony	5m ²
Courtyard	27m ²
Total Area	287m²

Areas are calculated from the external face of the external wall and include carparking area.

ELISIAN

DISCLAIMER: All images, views and diagrams are indicative only and not intended to represent the actual property. Prospective buyers should check the plans and specifications included in the terms of the contract of sale.

Just 1 year old and presented 'as new', this spacious townhouse offers a versatile floor plan ideal for everyone from downsizers to families seeking a luxury, low maintenance lifestyle. The boutique complex of 15 enjoys an elevated position opposite Robert Pymble park with a playground, tennis courts and ample green space on offer. Located towards the rear of the block, townhouse 12 is both exceptionally quiet and private, and yet just 400m walk to Pymble shops and station. Enter via a secure carpark to your individual double lock-up garage and expansive storeroom. The private lift, servicing all 4 levels, makes going from the basement to bedrooms a breeze. A multi-purpose room on the lower ground floor could be setup as a gym, office, cinema, cosy lounge or the perfect teenage retreat. The impeccably finished kitchen, dining and lounge are all found on the ground floor with two terraces bringing in an abundance of natural light and providing ample space for entertaining friends and family. The top 2 floors consist of 4 generous bedrooms. Bedroom 1 and 2 offer ensuite bathrooms and built-ins with top floor bedrooms 3 and 4 sharing a bathroom and enjoying an outlook across the treetops.

