



# Luschwitz

REAL ESTATE

## Recent Sales

Elisian 12/16A Park Crescent, Pymble NSW 2073



**13/5 Cherry Street, Warrawee**

**Sold: \$3,120,000**

**Sale Date: May 2024**  
**3 Bed | 3 Bath | 2 Car**



**G02/16 Park Crescent, Pymble**

**Sold: \$2,610,000**

**Sale Date: Aug 2024**  
**4 Bed | 3 Bath | 2 Car**



**302/8C Pymble Avenue, Pymble**

**Sold: \$2,880,000**

**Sale Date: Jan 2024**  
**3 Bed | 3 Bath | 3 Car**



**24/14 Woniora Ave, Warrawee**

**Sold: \$2,900,000**

**Sale Date: Feb 2024**  
**3 Bed | 2 Bath | 2 Car**



**3/73-75 Telegraph Rd, Pymble**

**Sold: \$3,400,000**

**Sale Date: Aug 2023**  
**3 Bed | 3 Bath | 2 Car**



**9/16A Park Crescent, Pymble**

**Sold: \$3,020,000**

**Sale Date: Nov 2022**  
**4 Bed | 3 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

\*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and



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## Property Profile



### Elisian 12/16A Park Crescent, Pymble NSW 2073

Internal size	287m2
When was the home built?	2023
What is/are the aspect/view of the property?	North
What council is the property in?	Ku-ring-gai Municipal Council
What are the outgoings?	Council Rates: \$ Water Rates: \$151.00 per quarter Strata: \$862.00 per quarter Lift service: \$870.00 per quarter
What is the rental estimate?	\$1300 per week
Is the property owner occupid, tenanted or vacant?	Owner occupied
Last traded year?	Purchased \$2,570,000 Sept 2021
Gas or electricity?	Gas and electricity are connected
Where is the hot water serviced located? Type?	Gas Hot Water Rinnai Infinity 26
What is the parking situation?	Secure double lock-up garage
Proximity to buses and trains	Pymble Train Station and local shops 600m
Proximity to shops, cafes and amenities?	St Ives Shopping Village 2.6km
Proximity to nearest primary school?	Pymble Public School catchment area
Proximity to nearest high school?	Pymble Ladies College 1.8km
Distance to the CBD?	30 min (22.1 km) via A3

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