



# Luschwitz

REAL ESTATE

## Recent Sales

6 Rushall Street, Pymble NSW 2073



**23 Alma Street, Pymble**

**Sold: \$4,015,555**

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

**Land: 923m2 House:**



**14 Golfers Parade, Pymble**

**Sold: \$3,880,000**

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

**Land: 1094m2 House: 288m2**



**25 Woodlands Ave, Pymble**

**Sold: \$4,460,000**

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

**Land: 1417m2 House: 438m2**



**15 Cynthia Street, Pymble**

**Sold: \$3,720,000**

**Sale Date: Aug 2024**  
**5 Bed | 3 Bath | 3 Car**

**Land: 1227m2 House: Land**



**60A Kulgoa Road, Pymble**

**Sold: \$4,102,500**

**Sale Date: Jul 2024**  
**4 Bed | 4 Bath | 2 Car**

**Land: 932m2 House: 409m2**



**77 Pentecost Ave, Pymble**

**Sold: \$4,400,000**

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

**Land: 976m2 House: 297m2**

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,

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



# Luschwitz

REAL ESTATE

## Property Profile



### 6 Rushall Street, Pymble NSW 2073

<b>Internal and land size?</b>	Total: 309m2 Land: 776.6m2
<b>When was the home built?</b>	Built 2009
<b>What is/are the aspect/view of the property?</b>	Local views. North/West aspect. Sunny rear garden with pool
<b>What council is the property in?</b>	Ku-ring-gai Municipal Council
<b>What are the outgoings?</b>	Council Rates: \$ per quarter Water Rates: \$ 151.00 per quarter plus usage
<b>What is the rental estimate?</b>	\$1500 per week
<b>Is the property owner occupied, tenanted or vacant?</b>	Vacant
<b>Last traded year?</b>	\$1,725,000 14/05/2009
<b>Gas or electricity?</b>	Gas and electricity are connected
<b>Where is the hot water serviced located? Type?</b>	Gas Hot Water System
<b>What is the parking situation?</b>	Double lock-up garage
<b>Proximity to buses and trains</b>	Station Bus 220m 3 minute walk Pymble Station 1km 15 minute walk
<b>Proximity to shops, cafes and amenities?</b>	St Ives Village Shopping Centre 2km
<b>Proximity to nearest primary school?</b>	Pymble Public School Catchment .7km (8 minute walk)
<b>Proximity to nearest high school?</b>	Ku-ring-gai High School
<b>Distance to the CBD?</b>	44 min (24.4 km) via M2 and M1

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