



# Luschwitz

## REAL ESTATE

### Recent Comparable Sales

17 Ganmain Road, 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**



**14 Golfers Parade, Pymble**

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

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

**Land:1094m2    House:288m2**



**15 Cynthia Street, Pymble**

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

**Sale Date: Feb 2024**  
**4 Bed | 2 Bath | 1 Car**

**Land:1227m2    House:230m2**

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

17 Ganmain Road, Pymble NSW 2073



House and Land size	House: Approx 302M2 Land: Approx 1003m2
When was the home built?	1970's
What is/are the aspect/view of the property?	Perfect north aspect
What council is the property in?	Ku-ring-gai Municipal Council
What are the outgoings?	Council Rates: \$ 634.00 per quarter Water Rates: \$ 171.00 per quarter plus usage
What is the rental estimate?	\$1300 per week
Is the property owner occupied, tenanted or vacant?	Vacant
Last traded year?	Sold for \$1,645,000 12/07/2015
Gas or electricity?	Electricity are connected
Where is the hot water serviced located? Type?	Electric Off Peak
What is the parking situation?	2 car lock-up garage with auto door
Proximity to buses and trains	170m 3 minute walk to bus stop Pymble Train Station 1.6km
Proximity to shops, cafes and amenities?	Pymble Shops 1.6km Pymble Golf Club 950m 14 minute walk St Ives Shopping Village 900m 13 minute walk
Proximity to nearest primary school?	Pymble Public School catchment 1.7km
Proximity to nearest high school?	Ku-ring-gai High School catchment 7km Pymble Ladies College 1.8km
Distance to the CBD?	30 min (22.1 km) via A3

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