



Luschwitz

REAL ESTATE

Recent Comparable Sales

10 Ganmain Road, Pymble NSW 2073



33 Orinoco Street, Pymble

Sold: \$4,200,000

Sale Date: Sept 2024
5 Bed | 3 Bath | 3 Car

Land:916m2 House:m2



12 Bourke Street, Pymble

Sold: \$4,400,000

Sale Date: Sept 2024
5 Bed | 3 Bath | 2 Car

Land:923m2 House:408m2



82 Beechworth Road, Pymble

Sold: \$4,280,000

Sale Date: Sept 2024
6 Bed | 4 Bath | 2 Car

Land:1131m2 House:364m2



132 Livingstone Avenue, Pymble

Sold: \$5,420,000

Sale Date: Aug 2024
5 Bed | 3 Bath | 2 Car

Land:853m2 House:440m2



9A Rushall Street, Pymble

Sold: \$4,560,000

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

Land:1556m2 House:402m2



21 Greendale Avenue, Pymble

Sold: \$5,390,000

Sale Date: Feb 2024
5 Bed | 4 Bath | 2 Car

Land:841m2 House:412m2

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



Luschwitz

REAL ESTATE

Property Profile

10 Ganmain Road, Pymble NSW 2073



House and Land size	House: Approx 411M2 Land: Approx 1060m2
When was the home built?	Circa 2000 quality full brick/concrete slab construction
What is/are the aspect/view of the property?	South facing. Perfect rear-to-north aspect
What council is the property in?	Ku-ring-gai Municipal Council
What are the outgoings?	Council Rates: \$ 648.00 per quarter Water Rates: \$ 171.00 per quarter plus usage
What is the rental estimate?	\$2000 per week
Is the property owner occupied, tenanted or vacant?	Owner occupied
Last traded year?	Sold for \$3,000,000 08/08/2015
Gas or electricity?	Gas cooking and electricity are connected
Where is the hot water serviced located? Type?	Gas Hot Water Rinnai Infinity 26
What is the parking situation?	3 car lock-up garage
Proximity to buses and trains	300m 5 minute walk bus stop Pymble Train Station 1.4km 19 minute walk
Proximity to shops, cafes and amenities?	Pymble Shops 1.4km Pymble Golf Club 1.1km 13 minute walk St Ives Shopping Village 1.1km 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

*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