

## INFORMATION SHEET

### 3 GREENWAY DRIVE, PYMBLE

Configuration	5 bed   3 Bath   2 Car
Land Area	961 sqm
Internal Area	355 sqm   Frontage 36.8 m*   Depth 29.9 m*
Conservation Area	No
Heritage Listed	No
Settlement	42 days after contract date
Reason for Sale	Moving interstate
Length of Ownership	18 years
Rental Appraisal	\$1,950 - \$2,100 per week
Council Rates	\$732.50 per quarter
Water Rates	\$172 per quarter
Construction	Timber frame with weatherboard cladding / fibre cement sheeting, brick veneer & corrugated steel roof
Year Built	Circa 1960s
Utilities	<p>4 burner induction cooktop, convection microwave oven, double electric oven, integrated dishwasher</p> <p>Ducted underfloor air-conditioning – 4 zones</p> <p>Fans in all the bedrooms</p> <p>Electric hot water system-400L</p> <p>Saltwater pool &amp; 4-seater jacuzzi</p> <p>Solar panels – 13.2 kw</p> <p>Video Ring Doorbell - view by an app on phone</p> <p>8 Security Cameras – Preview screen in Kitchen pantry, operated by an app</p> <p>Outdoor Matador BBQ area &amp; fire bowl</p> <p>Built in bar &amp; wine fridge</p> <p>Skylights operated by control panel</p>
School Catchment	<p>Gordon West Public School</p> <p>Turrumurra High School</p>
Location	<p>1km to Pymble Ladies' College</p> <p>1.2km to West Pymble shops &amp; Café</p> <p>1.4 km to Lofberg Oval &amp; The Ku-ring-gai Fitness &amp; Aquatic Centre</p> <p>1.7km to Pymble Station</p> <p>Opposite Avondale Golf Club (entrance on Avon Rd)</p>

\*Approximate