

INFORMATION SHEET

33 AVON ROAD, PYMBLE

Configuration	4 bed 2 Bath 2 Car + 4 additional cars on driveway
Land Area	1,811 sqm *
Internal Area	490 sqm *
Conservation Area	No
Heritage Listed	No
Settlement	42 days after contract date
Reason for Sale	Moving to another area
Length of Ownership	16 years
Rental Appraisal	\$1,800 - \$2,000 per week
Council Rates	\$2,357 per quarter
Water Rates	\$172 per quarter
Construction	Brick with concrete tiles
Year Built	Circa 1970s
Utilities	4 burner electric cooktop & oven Integrated Miele dishwasher Panasonic ducted air-conditioning – 7 zones (4 bedrooms, external study, kitchen/family, lounge/dinning) Rheem Stellar - 250L electric hot water system Salt water heated pool with electric pump 4 external cameras monitor through Eufy app Automated double lock-up garage Alarm system – active
School Catchment	Pymble Public School St Ives High School
Location	10 min walk to Pymble Station/ Cafes & Shops 4 min walk to Pymble Ladies College 12 min walk to Avondale Golf Club 3.4 km to Knox Grammar School 1.2km to Robert Pymble Park

*Approximate

McGrath