



A1002/1 Avon Road Pymble, NSW

1 bed | 1 bath | 1 car

## Quality living in 'One Avon'

Set within highly desirable verdant parkland, One Avon has been built to compliment and exist harmoniously with the environment. Occupying the top floor with a skylight that fills the home with natural light and the balcony offers massive views of Pymble and beyond. Located opposite Pymble Ladies' College and just a short walk to Pymble Station and local shops.

### Property features:

- Open plan living and dining area with reverse cycle air conditioning throughout
- Bedroom has direct access to the balcony, offering great privacy and stunning views
- Modern kitchen with stone benchtop and eat-in island, Miele appliances and gas cooking
- Indoor state of the art gym, barbeque area, function rooms with kitchen, library, children's playroom and well maintained 6,000 sqm garden
- One secure parking space and ample storage in basement, additional storage in unit
- The apartment is pet friendly, with a garden courtyard and forest walk

### Location benefits:

- Few minutes walking distance to the prestigious Pymble Ladies' College
- 400m walk to Pymble train station and Pymble shops
- 10 minutes' drive to Macquarie Shopping Centre, Gordon Centre and St Ives Shopping Village

### Outgoings:

Water rate: Approx. \$155.46 per quarter

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