



132 Livingstone Avenue Pymble, NSW

5 bed | 3 bath | 2 car

### Proudly Sold By Sarah Zhou & Carl Ferris

A lifestyle of luxurious quality is yours for the taking in this modern classic entertainer by Homestead Homes, completed in 2017. Set on a level 853sqm landscaped parcel, in one Pymble's premier avenues, rewarding your family with lavish comfort and easy accessibility to transport, renowned local amenities, and premium schools.

The grand facade makes an unforgettable first impression leading into the spacious elegance of the formal lounge. Two further living spaces flank a versatile dining area creating casual flow that opens out the entertaining terrace and pool. Indulging the cook with its Miele and Fofite appliances the kitchen includes a brilliantly appointed butler's pantry functioning as a second kitchen. Five extra-large bedrooms deliver multi-gen versatility with one bedroom and adjacent bathroom on the main level that's great for in-laws. Absolutely perfect and ready to enjoy.

- Premier Livingstone Avenue address in Pymble's family centric hub
- Short bus ride or easy walk to Pymble Ladies' College & Kendall St shops
- Bus to Gordon rail and Macquarie Uni, stroll to lovely Bicentennial Park
- Grand two-storey layout with 440sqm floor space on 853sqm level land
- Formal lounge perfect for your grand piano, solid timber floors over slab
- Family room, living room with fireplace, and a modern open dining area
- State of the art kitchen, stone benchtops, breakfast bar, butler's kitchen

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