



46 Merrivale Road Pymble, NSW

3 bed | 2 bath | 2 car

Upsizers/Downsizers Take Note

Are you looking to secure a manageable home in the desirable east side pocket of Pymble-Set on approximately 479sqm, the three bedroom home boasts a pretty facade, generous garaging and a private courtyard garden. The location is ideal, offering an easy walk to Pymble Public School and is approximately 1.1km to Pymble station and PLC. The affordable price range makes this home a must inspect.

- Quality full brick construction offering approx 180sqm of internal living
- High ceilings and picture windows provide abundant light throughout
- Freshly painted and carpeted with the opportunity to add further value with new kitchen and bathrooms
- Spacious combined lounge and dining; r/c air conditioning
- Open plan kitchen with breakfast bar and adjacent light-filled living area
- Three generous bedrooms with built-in robes; master with walk-in robe and ensuite
- Two refreshed bathrooms, separate toilet, internal laundry; alarm system
- North-west private courtyard provides a lovely retreat; irrigation system for the garden
- Generous double auto garage with separate workshop/storeroom
- Walk to Pymble Public School; approx 1.2km to Pymble Ladies College
- Approximately 1.1km to Pymble station; 579 bus across the road to station/PLC
- Short drive to St Ives shopping village and Pymble Golf Club

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