



35 Yanko Road West Pymble, NSW

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### Supremely private and well-maintained haven for growing families

A natural sense of welcome stands at the heart of this wonderfully private double brick home with its generous living areas, poolside entertaining spaces, and abundant bedrooms. Positioned just moments to all West Pymble has to offer on approximately 1151sqm of northeast to rear land, wrapped in verdant landscaping.

- Set well back on 1151sqm approx. northeast to rear land in verdant privacy
- Motorised gate opens to double garage, drive in/out, plenty of on-site parking
- Double brick construction across single level layout, scope to further enhance
- Lounge and dining with adjoining sitting room and Jetmaster open fireplace
- Family room with bar, firebox, effortless in/out flow to alfresco entertaining
- Casual meals area is perfect for large families to gather around the table
- Stone kitchen, extra-wide Smeg oven, Miele dishwasher, walk-in pantry
- Five spacious bedrooms, b.i./w.i. robes, main with ensuite, marble top vanity

**Inspect:** Saturday, 21st September 2024 11:00 - 11:30  
Saturday, 21st September 2024 1:15 - 1:45

**Auction:** 05/10/2024 11:30 am

**Price:** Auction



**Christopher Smith**

0432 369 197



**Andy Howden**

0423 264 989



35 Yanko Road  
West Pymble



**Internal Living:** 224 sqm  
**External Living:** 61 sqm  
**Total Area:** 285 sqm  
**Land Area:** 1143 sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and reply on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.