



## 71 Bolwarra Avenue West Pymble NSW

4 1 2

Built in 1963 and offered to the market for the very first time, this single level family home is ready to enhance or completely rebuild (STCA). The functional floorplan includes a formal lounge and dining room, original kitchen, updated bathroom and four bedrooms, three with built-in robes. Large picture windows allow leafy vistas from every room, providing an ideal foundation on which to invest and add value. Located at the end of a quiet cul-de-sac and directly bordering Lane Cove National Park, it offers easy access to local shops, Gordon West Public School and Macquarie business park.

- Open plan living and dining room with uninterrupted bush outlook
- Four privately set bedrooms, three with built-in wardrobes
- Original kitchen with servery also enjoys bush vistas
- Large, tidy updated bathroom and separate laundry

**Price** : \$ 1,850,000  
**Land Size** : 1018 sqm  
**View** : <https://www.lorimerestateagents.com.au/sale/nsw/north-shore-upper/west-pymble/residential/house/7993424>

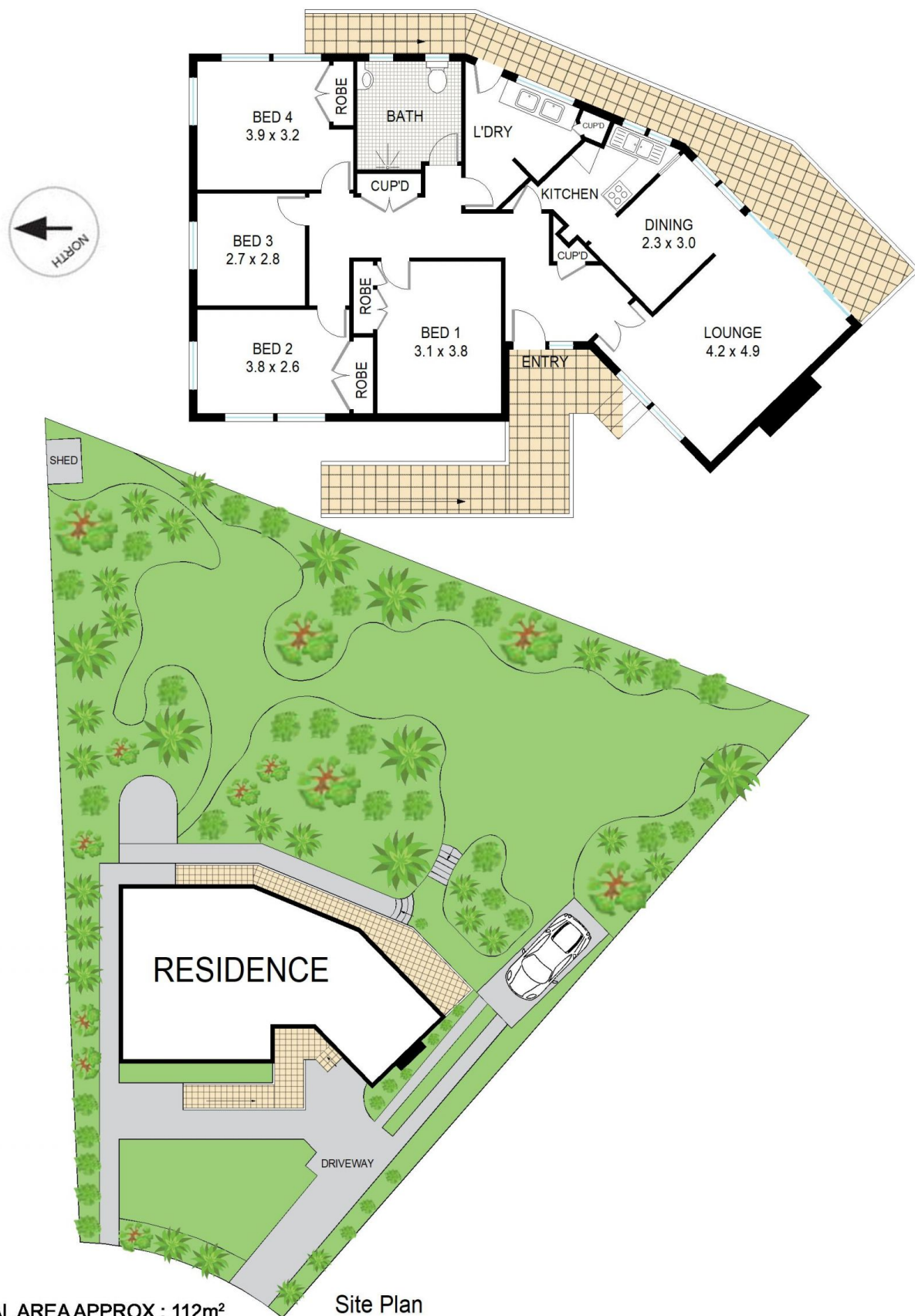


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Measurements are approximate, Floor plan is indicative only, Floor plan for marketing purposes only