



## 32 Bolwarra Avenue West Pymble NSW

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Poised on the high side of Bolwarra Ave, this single level home is ready to rebuild, enhance or expand on a tightly held 894sqm parcel. The functional layout reveals an open living domain with polished hardwood floors, high ceilings and large windows providing an ideal foundation on which to invest and add value. Located in a quiet cul-de-sac, this sunlit cottage is footsteps to Bandalong Reserve, while offering easy access to village shops, Gordon West Public School, Macquarie business park, Macquarie Shopping Centre and university.

- Occupy or rent while DA plans are approved
- Neat and tidy kitchen, with gas cooktop and breakfast bar, open plan to living
- Covered patio extends onto terraced lawns and sunny north/west rear garden
- Two bedrooms, plus large family room/potential third bedroom

**Price** : \$ 1,400,000  
**Land Size** : 894 sqm  
**View** : <https://www.lorimerestateagents.com.au/sale/nsw/north-shore-upper/west-pymble/residential/house/5671606>



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# 32 Bolwarra ave, WEST PYMBLE

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