

14 Karoom Avenue, St Ives, NSW 2075



House For Sale

Friday, 2 February 2024

14 Karoom Avenue, St Ives, NSW 2075

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1922 m2

Type: House



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Auction Saturday 2 March, 4:30pm

Step into a world of refined elegance and serene privacy in this iconic, refined residence. Providing high-end luxury and quality, the home presides over a stunning north to rear 1922sqm, nestled at the end of an exclusive cul-de-sac with magnificent walled parterre gardens and a grass tennis court. The stately home is grand with generously scaled spaces full of charm and lavish style. Its full brick lower level is sprawling with both formal and casual rooms, a two-way fireplace and expansive French windows that look over the heated fully tiled pool and spa. The kitchen is magazine worthy with its provincial style, high-end appliances, large dining bench and nearby butler's pantry. Beauty is found throughout with extensive covered alfresco spaces opening to the private gardens with a koi pond, sundial garden and outdoor chess set. The flexible design includes a private home office, guest suite with ensuite, optional 5th bedroom or family room and a divine master with his and hers custom robes and ensuite. Brimming with extras, this is luxury at its finest, a stroll to City and station bus services, St Ives North Public School and Village shops.

Accommodation Features:

- * Full brick lower level, high ceilings and timber flooring
- * Elegant formal lounge and dining, two way gas fireplace
- * Casual living and dining framed in a wall of windows
- * Showpiece stone and gas kitchen, immense island dining bench, Zip ambient, chilled, boiling and sparkling tap
- * Qasair rangehood, over-sized Bosch oven, gas cooktop
- * Superb butler's pantry/wine storage, private home office
- * LED lighting, powder room, zoned ducted air conditioning
- * Separate guest retreat with external access and an ensuite
- * Large bedrooms with robes, luxury bathrooms all with underfloor heating, ample storage areas throughout
- * Immense main bathroom with deluxe freestanding bath
- * Substantial family room or optional 5th bedroom suite
- * Divine master with his and hers custom walk-in robes, hers robe features a large dressing table with garden view
- * Master boasts a superb ensuite and in roof storage area

External Features:

- * Private and peaceful setting at the end of an exclusive cul-de-sac
- * Gated and secure with intercom access
- * Spectacular walled parterre courtyard gardens
- * Substantial wraparound alfresco verandahs
- * Covered terrace by the grass tennis court
- * Gas point for the barbeque, gas heated fully tiled pool and spa
- * Superb rear lawn with koi pond, sundial garden and chess set
- * Covered access to the auto opening double lock up garage and storage
- * Copper guttering and downpipes, slate roof

Location Benefits:

- * 450m to 194, 194X, 195 and 195/6 St Ives Chase, St Ives Showground, Gordon Station, Belrose, city and city express bus services
- * 800m to Prepare Early Education Centre
- * 1.3km to St Ives Village Green
- * 1.4km to St Ives Shopping Village
- * 1.6km to St Ives North Public School
- * 1.8km to Masada College
- * Close to Brigidine College and Sydney Grammar
- * Moments to St Ives High School and Gordon Station

Auction Saturday 2 March, 4:30pm Onsite Contact [James Levy](#) 0414 474 868 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.