

**72 Timbarra Road, St Ives, NSW 2075**

**House For Sale**

Friday, 26 January 2024



APTAKER & ASSOCIATES

72 Timbarra Road, St Ives, NSW 2075

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1445 m2**

**Type: House**



Paul Diks

0414333228

## For Sale - By Negotiation

Amazing Lifestyle Property... Solid Build, Bush Valley Views! This stunning single level full brick residence is custom designed for a wonderful, relaxed lifestyle. Serenely positioned with bush valley views and just steps to Ku-ring-gai National Park this home is the perfect entertainer situated on a 1445sqm (approx) of level land. Immaculately presented this spacious single level home combines multiple living areas flowing effortlessly to the pool, alfresco entertaining area and sunny back garden. Located within the highly sought after St Ives North Public School catchment and with easy access to other good schools. Buses to Gordon, City and St Ives, close to local shops and St Ives Shopping Village. Steps to National Park walking tracks. -Perfect separation between formal living spaces and bedrooms-Large open plan kitchen with ample cupboard space-Spacious open plan family room, rumpus room / office or 5th bedroom-Four generous bedrooms with built-ins, ceiling fans-Two bathrooms, one with bathtub - potential to improve-Timber floors, new carpets, air conditioning, gas hot water-Large outdoor entertainment space, child friendly level back yard-Double carport with lock up storage, additional off-street parking, room for a boat-Close to Sydney Grammar Prep, Brigidine, and Masada, stroll to Warrimoo Oval