

**11 Jefferson Avenue, St Ives, NSW 2075**



**House For Sale**

Saturday, 18 November 2023

11 Jefferson Avenue, St Ives, NSW 2075

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 3560 m2**

**Type: House**



Alex Mintorn  
0499442274



Caitlin Hardy  
0290802420

## **Auction - 12th December**

Open for Inspection Access via Maunder Avenue, St Ives. Discover a secluded haven with unparalleled potential for development and subdivision. Tucked away entirely hidden from view, with two street frontages and dual access, this unique Tennis Court Estate offers sublime peace and privacy in a prestigious setting. Surrounded by an immersive natural environment, the property features expansive level lawns, mature gardens, and a lush internal courtyard, providing green outlooks from every angle.- Rare opportunity potential with a 3-Block subdivision (STCA)- Exposed sandstone, high raked ceilings, generous glass and rich timbers- Glass walled hallways uniquely surrounding an internal courtyard garden- Self-contained one-bed/bath cottage ideal for guests, in-laws or income- Open kitchen-family living, formal dining and large rumpus or media room- Sunken lounge room with a fireside reading nook and study/library above- Four bedrooms with ensuite to master plus the cottage and a home office - Garden decks, gazebo, swimming pool/spa and championship tennis court- Undercover off-street parking for multiple cars including double garage- Near Sydney Grammar School and in the St Ives North Primary catchment- Buses to shops and Macquarie Uni close by; 10mins drive St Ives Village