

# 145 Warrimoo Avenue, St Ives, NSW 2075



## House For Sale

Tuesday, 30 April 2024

145 Warrimoo Avenue, St Ives, NSW 2075

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 936 m2**

**Type: House**



Triston Lim

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## Contact Agent

At the forefront of family luxury, this substantial brand new luxury residence combines streamlined contemporary function and flow with elegant French provincial styling aesthetics in a sophisticated embrace of symmetry and harmony. Placed on a level 936sqm land with level rear lawn and a sparkling pool, it opens to exquisite interiors with custom appointments and an open concept layout that encourages effortless indoor to outdoor living area that flows seamlessly to an expansive covered Travertine entertainers' terrace with a fully-equipped outdoor kitchen. The floor plan is intuitive delivering a range of living and dining spaces plus flexible bedroom accommodation that includes a ground level guest retreat ensuite and upstairs houses four bedrooms including main and guest with ensuites as well as a family bathroom. Every element of this lavish residence has been thought out and executed to perfection guaranteeing the finest in family living and entertaining. This impressive residence enjoys a sought after location that is a stroll to the bus, popular St Ives North Public and close to village shopping, golf, Masada and Sydney Grammar. Features: - Stunning over-sized statement pivot door with keyless entry - Generous home office plus media lounge- Sophisticated over-sized glossy tiling, large upstairs family room - Sprawling open plan living and dining rooms- Deluxe stone wrapped island gas kitchen, Miele appliances - Butler's pantry/laundry, coffered ceilings with mood lighting - Substantial bedrooms with robes, three beds with ensuite - Stunning master with custom robes and decadent ensuite with a freestanding bath - Zoned ducted a/c and internal access DLUG- A striking central garden courtyard delivers tranquillity - Expansive covered alfresco terrace and stone wet bar with fitted wine fridge and barbecue, superb landscaped gardens - Luxury fully auto controlled tiled pool with integrated waterfall- Walking distance to St Ives North Public School, 2km to St Ives Shopping Village and close to Masada, Sydney Grammar and Brigidine CollegeDisclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.