

**17 Porters Lane, St Ives, NSW 2075**



**House For Sale**

Friday, 1 March 2024

17 Porters Lane, St Ives, NSW 2075

**Bedrooms: 4**

**Bathrooms: 3**

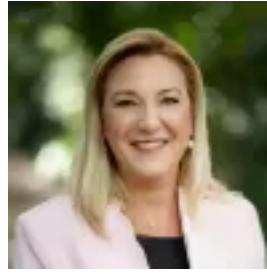
**Parkings: 2**

**Area: 428 m2**

**Type: House**



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## Auction

The ultimate downsizer or easy care home for families who value low maintenance living, this 2010 built residence effortlessly embodies contemporary luxury in a premier village side pocket. Positioned high-side and due north facing on a level low maintenance block, the design is outstanding, carefully curated to maximise light and space and deliver a superb indoor to outdoor lifestyle. Sun washed interiors feature engineered flooring, a sprawling formal living and dining, separate casual zones and a ground floor luxury master retreat. A second master again with ensuite rests on the upper level with access to the north facing balcony. Adjoining the casual living lies the superbly appointed Miele and Bosch kitchen, whilst French doors open to the covered terrace, deck and level lawn. Properties like this are rare, particularly within easy walking distance of the bus, village, golf and excellent schools.

**Accommodation Features:**

- \* Light washed with high ceilings, engineered flooring
- \* Generous and open plan formal lounge and dining
- \* Spacious casual living, ducted and reverse cycle a/c
- \* Gourmet stone and gas kitchen with Bosch and Miele appliances, breakfast bench
- \* Powder room, laundry, internal access double garage
- \* Luxury ground floor master with study nook, ensuite, built-in robes and access to the rear garden
- \* Three king-sized upper level bedrooms with robes
- \* 2nd master with an ensuite, contemporary bathrooms
- \* Double brick lower level and concrete slabs

**External Features:**

- \* High-side setting in the quiet street, perfect due north facing
- \* Torrens title, easy care 428sqm, private yard with level lawn for the kids
- \* Covered terrace adjoins the alfresco deck
- \* Front balcony with a north facing streetscape view

**Location Benefits:**

- \* 200m to the 195/6, 196 and 197 bus services to St Ives Chase, Gordon Station, Belrose, Mona Vale and Macquarie
- \* 350m to village shops and dining
- \* 600m to St Ives Shopping Village
- \* 650m to Masada College
- \* 900m to Pymble Golf Club
- \* 1.1km to St Ives Public School
- \* 1.5km to St Ives High School
- \* 1.6km to Brigidine College
- \* 2km to Sydney Grammar

Contact David Beveridge 0411 225 167

All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy however we cannot guarantee it.