

**19 Kanoona Avenue, St Ives, NSW 2075**



**Sold Duplex/Semi-detached**

Friday, 3 November 2023

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**Bedrooms: 3**

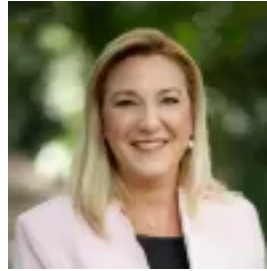
**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Contact agent

Excelling in style, space and location, this is a superb opportunity to find the ultimate family sized yet easy care residence in a beautiful park-side locale. The Torrens title duplex backs directly on to the extensive grounds of the St Ives Village Green, gaining privacy and beauty on its doorstep. The quality residence delivers a substantial dual level floorplan with an option for a master retreat downstairs and generous living and dining spaces that sweep out to the fenced wraparound terraces and garden. The floorplan flaunts a gourmet gas kitchen, a flexible 3rd bedroom or living with a two way ensuite plus a grand upper level master with walk-in robe, ensuite and balcony. This desirable package includes a tandem lock up garage and is footsteps to the bus, village shops and St Ives North Public School. Accommodation Features: \* Freshly carpeted and painted, quality build, high ceilings\* Spacious and open plan living and dining, ducted a/c\* Flexible lower level 3rd bedroom with his and hers robes, and a two-way ensuite, could be a 2nd living or large office\* Well-appointed stone and gas kitchen, Bosch appliances\* Under stair storage area, internal laundry with storage\* Two large upper level bedrooms including the master\* Master retreat with a walk-in robe, ensuite and balcony\* Quality bathrooms, internal access tandem lock up garage\* Full brick lower level External Features: \* Tucked peacefully at the end of a cul-de-sac\* Backs onto St Ives Village Green\* Fenced and secure, delightful wraparound terraces\* Lawn and easy care garden, additional parking on the drive\* Upper level balcony with a green outlook Location Benefits: \* 240m to the 194, 194X, 195 and 195/6 bus services to the city, Gordon and schools\* Backs onto the St Ives Village Green\* 250m to the bowling club at the end of the street\* 400m to St Ives Shopping Village\* 650m to Pymble Golf Club\* 1km to Masada College\* 1.2km to St Ives North Public School \* Easy access to Brigidine College, Sydney Grammar and St Ives High School\* Moments to Gordon Station 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.