

**2 Oxley Avenue, St Ives, NSW 2075**



**House For Sale**

Saturday, 1 June 2024

2 Oxley Avenue, St Ives, NSW 2075

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 992 m2**

**Type: House**



James Levy

0296462075

## **Auction Saturday 29 June, 4pm**

Single level ease meets a tropical paradise in this delightful Bill Baker designed home that enjoys an outstanding north facing setting in one of the area's most in-demand positions. A Zen-like calm is introduced via the boardwalk walkway, water feature with fish-pond and gorgeous designer gardens that line the entry to the home. The home is a fabulous entertainer having been host to many events with its open and flowing design that incorporates a private courtyard at the front and large alfresco terrace at the rear by the pool. The floorplan includes two living zones, a recently updated kitchen and laundry and two master suites with stylish ensuites. It's perfect to move into, explore the potential to add a level or even replace (STCA) capitalising on the location which is surrounded by some of the area's best real estate. From here it's a stroll to bus services, St Ives Park Primary School, Brigidine College, Sydney Grammar and local shops.\* Light filled single level design, large lounge and dining rooms\* Lounge opens out to the front courtyard, reverse cycle a/c\* Newly updated kitchen with stunning black tapware and sink\* Filtered water tap, over-sized near new Artusi oven, gas cooktop\* Bosch dishwasher, kitchen overlooks the backyard and the pool\* Spacious family room, four spacious bedrooms\* All bedrooms with robes, master with a walk-in robe and ensuite\* 2nd master with an ensuite - excellent option for guests/in-laws

**External Features:** \* Elevated high-side on a north facing level block of land\* Beautiful, lush designer gardens with a tropical feel and a water feature with fishpond\* North facing and private front courtyard\* Substantial rear entertainer's terrace by the pool\* Level lawn area, double carport with a work shed/storage\* Garden shed plus enclosed herb and veggie garden

**Location Benefits:**\* 100m to the 582 bus services to Gordon Station and St Ives Shopping Village\* 160m to St Ives Park Public School\* 200m to Acron Oval\* 750m to Brigidine College\* 840m to the 194 City Express Bus \* 1.3km to Sydney Grammar\* 1.4km to the local shops \* Close to Masada College and St Ives High School\* Easy access to St Ives Shopping Village

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In rooms - 2 Turramurra Avenue, Turramurra  
Contact James Levy  
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**Disclaimer:** All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.