

**22B Warrimoo Avenue, St Ives, NSW 2075**



**Sold House**

Friday, 26 January 2024

22B Warrimoo Avenue, St Ives, NSW 2075

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 611 m2**

**Type: House**



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## Contact agent

With enviable privacy in a superb setting, it provides a desirable context for this unique contemporary home. The quality of its build is impressive with a full brick and concrete slab construction and array of stylish modern finishes. Impeccably presented, the sprawling design includes four separate living rooms, inspired outdoor entertaining that overlooks the level lawns and nature and a separate 5th bedroom or guest suite on the ground floor. All the bedrooms are large retreats that will impress the family. A range of extras elevates the experience including a study nook, custom cabinetry, ducted a/c and generous storage. A sought-after St Ives lifestyle is easy to enjoy being footsteps to City and station bus services, childcare centres, Village shops and dining, St Ives North Public School and walking tracks. Accommodation Features: \* High ceilings, light and bright interiors \* Full brick upstairs and down with two concrete slabs \* Guest bedroom with robes, powder room, ducted a/c \* Formal living, TV/media room, formal dining room \* Generous casual living opens directly to the terrace \* Well-appointed stone and gas kitchen, Miele appliances \* Kitchen sink with stunning garden and reserve views \* Upper level teen retreat, built-in cabinetry, study desk \* Four further bedrooms, robes, one bed with a study desk \* Master retreat with a walk-in robe, ensuite and balcony with a divine outlook \* Under stair storage, Vacuumaid, internal access DLUG External Features: \* Quietly positioned and tucked back from the road \* Landscaped gardens, tiered level lawn at the rear \* Superb National Park views from many areas of the home \* Large alfresco terrace with a covered area \* Gas bayonet for the barbeque, \* Rainwater tank, gate at the rear to the reserve Location Benefits: \* 550m to the 194, 194X, 195, 195/6 and 196 bus services to the city including express services, St Ives Chase, Mona Vale and Gordon \* 600m to Prepare Early Education Centre \* 1km to Toolang Oval \* 1.4km to St Ives North Public School \* 1.5km to St Ives Village Green \* 1.5km to St Ives Shopping Village \* 1.6km to Pymble Golf Club \* 2km to Masada College \* 2.1km to Brigidine College \* Close to St Ives High School and Sydney Grammar Auction Saturday 9 March, 4pm In rooms - 2 Turramurra Avenue Turramurra Contact  James Levy 0414 474 868 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.