

**27 Ayres Road, St Ives, NSW 2075**



**House For Sale**

Friday, 2 February 2024

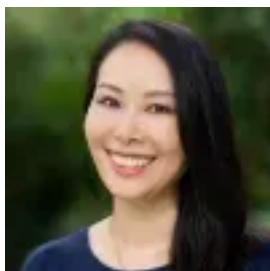
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**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 2**

**Type: House**



Coco Cui Roskam

0296462075

## Auction

Exuding grace, space and charm, this stunning property has been a labour of love, created over the 46 years which the owners have enjoyed its beautiful spaces. Poised on a generous north to rear block, it immediately entrances with its storybook lines and the superb lush gardens that surround it. Light soaked rooms are all exceptionally scaled, resting under high-ceilings and providing a versatile floor plan for family life. A large formal lounge with a fireplace could be converted to a bedroom with adjoining bathroom and is complemented by two dining rooms and a living room. Large decks wraparound the rear whilst the studio with an ensuite plus the large flexible space over the garage are superb extras. Just move the family in for an instantly outstanding lifestyle, footsteps to the bus, Brigidine College, Sydney Grammar School, Hassall Park and the local shops. Accommodation: \* Light drenched interiors, high ceilings, 100% wool carpets \* Substantial lounge room with fireplace or possible bedroom \* Large formal dining boasting French doors to the terrace \* Casual dining room, multiple gas bayonets, ducted a/c \* Superb stone topped kitchen with fine European appliances \* Two Smeg ovens, Neff cooktop, library nook, internal laundry \* Under stair storage, three large upper level bedroom suites \* Master retreat with walk-in robe and ensuite \* Study area, unique leadlight feature, plantation shutters External Features: \* Quiet setting, prime north to rear aspect, stunning gardens \* Large front terrace immersed in greenery \* Expansive wraparound deck, superb studio with chic ensuite \* Side access to the double lock up garage with storage \* Expansive retreat with abundant storage rests over the garage \* Rainwater tanks, private and peaceful sanctuary Location Benefits: \* 30m to the 582 bus services to St Ives Shopping Village and Gordon Station \* 120m to the 195/6, 196, 197 and 582 bus services to Gordon station, Macquarie, Belrose and Mona Vale \* 290m to Sydney Grammar \* 350m to the local shops including IGA \* 550m to Brigidine College \* 650m to Hassall Park \* 900m to St Ives Park Primary School \* 1.6km to Masada College \* 2.1km to St Ives Shopping Village \* Easy access to St Ives High School \* Moments to Gordon Station Contact ☎Coco Cui Roskam☎0422 683 409 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.