

**27 Flinders Avenue, St Ives, NSW 2075**



**House For Sale**

Friday, 10 May 2024

27 Flinders Avenue, St Ives, NSW 2075

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1062 m2**

**Type: House**



James Levy

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## Auction Saturday 1 June, 4pm

Immerse yourself in timeless quality, pure elegance and an abundance of beautiful natural light in this exceptional family home that offers a lifestyle of unparalleled comfort and luxury. North facing on a substantial 1062.3sqm, be captivated by its exclusive setting, its outstanding privacy and its simply stunning outdoor spaces and poolside entertaining basking in Northern sun. The significant home spans over two well-designed and beautifully finished levels offering effortless accommodation for the larger or multi-generational family. The residence is smart home enabled, with many high-tech features and offers a flowing design where multiple living and dining rooms spill out to the expansive sun-soaked alfresco areas. A separate, well-appointed home office/studio at the rear with a/c and internet connectivity is a bonus creating a premier work-from-home space. It includes four bedrooms with ensuites, including a grand master retreat, gated entry, intercom accessible exteriors and a large double garage with workshop. The dress-circle setting places it footsteps to the City and Station bus services, St Ives Park Primary School and St Ives High School, Brigidine College and the Village heart. Accommodation Features: \* Light-filled interiors, family room with bi-fold doors to the terraces\* Dining room opens to the alfresco areas, reverse cycle a/c\* Large living room, family-sized Corian induction kitchen\* Quality European appliances, Smart home technology\* Study nook/cellar, two lower-level bedrooms, one features a luxury ensuite, additional powder room\* Three large upper-level bedrooms all enjoying access to an ensuite\* Grand exceptionally proportioned master with a sitting area, walk-in robe and ensuite with a bathtub\* Most bedrooms feature a walk-in robe or built-in robe\* Dropdown ladder access to the fully lined large attic External Features: \* Hedged from the road offering perfect privacy\* Electric gated and dual intercom accessibility\* Keyless entry, smart garden and external lighting system\* Manicured gardens and rolling lawns, water feature\* Beautiful travertine paving, solar heated pool with poolside alfresco\* Sweeping sun-soaked entertainer's terrace\* Separate office/studio with a/c and internet connectivity\* Garden shed, irrigation system, double garage with workshop/storage\* Front private covered courtyard area, 3 phase power with electric car charger in the garage Location Benefits: \* 300m to the 582 bus services to St Ives Shopping Village, St Ives High School, Brigidine College and Gordon Station\* 350m to Acron Oval\* 450m to the entrance to local walking tracks\* 650m to St Ives Park Primary School\* 1.3km to Brigidine College\* 1.3km to Masada College\* 1.3km to the Village shops and cafes\* 1.8km to Sydney Grammar School\* 2km to St Ives High School\* Easy access to Gordon Station Auction Saturday 1 June, 4pm 2 Turramurra Avenue, Turramurra Contact [James Levy](mailto:James.Levy@realestate.com.au) 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.