

**3 Risorta Avenue, St Ives, NSW 2075**

**LJ Hooker**

**House For Sale**

Saturday, 1 June 2024

3 Risorta Avenue, St Ives, NSW 2075

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 928 m2**

**Type: House**



Jing Peng

0294968000

## **Auction | First Time on the Market in 60 years!**

Positioned in a prized location, and offered for the first time in nearly 60 years by the original owners, this family home offers an immense opportunity for the savvy investor or families with a vision to create their dream home and get a foothold into the thriving and sought after St Ives property market. Surrounded by well-maintained parks, quality schools, and a vibrant community atmosphere, it's the perfect location for families looking to settle down in a safe and welcoming neighbourhood. This classic brick home with suspended concrete slab between its levels, is nestled on the high side of the street on a large and level 928sqm approximately block, with a wide 19.1m approx. street frontage, surrounded by serene, landscaped gardens and child friendly level lawns. Accommodation features five bedrooms, two with ensuites and a master retreat with dressing room and balcony with serene district views. Multiple open plan living areas flow seamlessly to the outside with several outdoor spaces for family entertaining with the sun-drenched, fully fenced backyard and oversized pool completely private and tranquil. Also offering an oversized double garage, providing plenty of storage space plus cellar and the possibility to create a workshop or home gym, the opportunities are endless. With its solid structure and well-designed layout, this property provides a fantastic foundation to capitalise in one of St Ives' best locations, all within easy access to buses, trains, shopping, and elite schooling options. A perfect opportunity to make it your dream home, to extend or rebuild (CDC applies)! Property features:- Large 928sqm block with Northerly aspects with wide street frontage- Five bedrooms, master with ensuite, walk in robe and private balcony- Multiple open plan living spaces with seamless indoor-outdoor flow- Sunny north facing kitchen opening to the outdoor entertaining area- Side terrace flowing from family living area- Sun-drenched pool, level and child friendly lawns with ample natural light- Workshop/cellar/two car lock up garage with ample extra space- Large in-roof storage for added convenience- Full brick construction in the extension with suspended concrete garage ceiling- Low maintenance and manicured gardens providing ultimate privacy - Opportunities to remodel and create what you are looking for in a family home Location benefits:- Approx. 240m to bus stop- Bryce Oval at the end of the Street - Approx. 120m- Walking distance to St Ives High & St Ives Public School - Approx. 550m- Easy access to St Ives Shopping Village, cafes and restaurants- Approx. 6 min drive to Gordon Station and Gordon shops- Close to Corpus Christi, Brigidine College, Sydney Grammar & Masada College

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