

**315 Mona Vale Road, St Ives, NSW 2075**



**House For Sale**

Friday, 17 May 2024

315 Mona Vale Road, St Ives, NSW 2075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 935 m2**

**Type: House**



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## Auction Saturday 15 June, 4pm

Enjoying outstanding convenience and resting atop a wide fronted and level 935.8sqm, this charming home is a perfect St Ives entry and a great place to raise a young family. Instantly appealing with its classic homestead style and single level design, the full brick residence welcomes into wonderfully quiet interiors. High ceilings, timber floorboards and an excellent floorplan are all desirable features whilst light floods in through its large and bay windows. The kitchen holds a rustic charm with a central timber topped island and brick feature wall. Accommodation includes three generous bedrooms all with built-in robes. This desirable property puts an enviable North Shore lifestyle in range whilst holding excellent potential to update, extend, landbank for the future or even replace (STCA). Enjoy the ability to walk to the bus, village heart, parks and all the area's exceptional schools. Accommodation Features: \* High ceilings, timber floors, quiet and light filled \* Spacious formal lounge room with a brick fireplace \* Casual living and dining rooms, ducted air conditioning \* Rustic family kitchen with a brick feature wall, timber topped island and stone benchtops \* Three privately positioned bedrooms all with robes \* Large master retreat, main bathroom with a bathtub \* Easy access double lock up garage with a 2nd toilet External Features: \* Securely fenced from the road, wide fronted block \* Level 935.8sqm with excellent lawn for the kids to play on \* Large gravel driveway with ample additional parking area \* Front verandah, rear porch, firepit area Location Benefits: \* 170m to the 196, 197 and 582 bus services to St Ives Chase, Gordon Station, Belrose, Mona Vale and Macquarie \* 180m to Brigidine College \* 650m to the local shops and cafes including IGA \* 600m to Sydney Grammar \* 600m to Brigidine College \* 800m to St Ives Park Primary School \* 1km to Hassall Park \* 1.1km to Masada College \* 1.1km to the village shops and cafes \* 1.4km to St Ives Shopping Village \* 2km to Pymble Golf Club \* 2.5km to St Ives High School N.B. Please park in Woodbury Road. Contact ☎David Beveridge☎0411 225 167 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.