

**43 Torokina Avenue, St Ives, NSW 2075**



**House For Sale**

Friday, 19 April 2024

43 Torokina Avenue, St Ives, NSW 2075

**Bedrooms: 3**

**Bathrooms: 2**

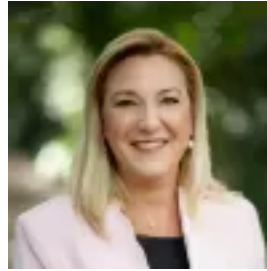
**Parkings: 2**

**Area: 937 m2**

**Type: House**



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## Auction Saturday 11 May, 3:45pm

Built to an impressive standard by its current owners in the early 80's as their dream downsizer home, unique 'Hillview' transcends time, promising absolute prestige in a dress-circle cul-de-sac. High-side from the road on a perfect north to rear 937.6sqm, this double brick property is a private retreat benefiting from a reserve-side setting. Its single level floorplan is substantial, designed in a U-shape to wrap around the sun washed & private rear alfresco courtyard. Superb spaces include an elegant lounge and dining, billiard room and a family room. It presents beautiful original cabinetry, a wealth of opulent wallpaper finishes and a grand master with enormous ensuite. Impeccably maintained over the years, it's ready for a cosmetic update, extension or could be replaced to build your own dream home (STCA). This highly sought after pocket is footsteps to St Ives Public School, St Ives High School and the bus and close to the village and further schools. Accommodation Features: \* Spacious entry vestibule boasting marble tiled flooring \* High ceilings, double brick build, beautiful wallpaper \* Substantial formal lounge room with large bay window \* Separate and spacious formal dining room opening to terrace \* Grand billiard room, additional family room, powder room \* Large superbly maintained timber kitchen, breakfast bench \* Spacious bedrooms include an optional office with cabinetry \* Grand master wing with a walk-in robe, 2nd bank of robes, vanity/dressing table and immense ensuite opening to rear garden \* Spacious laundry, large double lock up garage with separate workshop \* Ducted reverse cycle air conditioning, security alarm External Features: \* High-side and north to rear in the whisper quiet exclusive cul-de-sac \* Impeccably maintained landscaped gardens, sweeping lawns \* Private and north facing substantial covered alfresco terrace \* Rainwater tank Location Benefits: \* Park-like reserve next door \* 600m to the 582 bus services to the village and Gordon station \* 850m to St Ives High School \* 900m to the 194, 194X and 594 bus services to North Turramurra and Gordon \* 900m to St Ives Public School \* 1.7km to Masada College \* 1.9km to the local village shops and cafes \* 2.4km to St Ives Shopping Village \* Easy access to Brigidine College and Sydney Grammar \* Moments to Gordon Station Auction Saturday 11 May 3:45pm Onsite 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.