

**46 Kenthurst Road, St Ives, NSW 2075**



**Sold House**

Friday, 6 October 2023

46 Kenthurst Road, St Ives, NSW 2075

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1107 m2**

**Type: House**



Coco Cui Roskam

0296462075

## Contact agent

This stunning Meadowbank Home is positioned in the dress-circle of St Ives. Grand and light filled this home provides immeasurable appeal. A superb first impression is created with impeccably manicured gardens and its imposing street appeal. Inside a dual level floor plan provides extraordinary accommodation for family life. Sweeping formal zones adjoin the luxury kitchen whilst open plan living and dining rooms and the family room with a complete home theatre fit out create social spaces, spilling out to the generous alfresco terrace with retractable blind and the covered deck by the pool. The back garden is pure magic, meandering up to the rear poolside cabana and backing onto the evergreen beauty of Pencil Park. Four king-sized upper level bedrooms including the gracious master with sitting area, a large walk-in robe and ensuite are complemented by a flexible ground floor 5th bedroom or guest suite with extensive office cabinetry. Absolute quality and excellence, this is a home that will satisfy the discerning buyer, steps to bus services, St Ives North Public School, beautiful parks and village shopping and moments to elite private schools. Accommodation\* Grand double height entry foyer with a sweeping staircase\* Substantial gracious formal lounge and dining, high ceilings\* Timber floors, luxury stone kitchen with a vast island bench\* Integrated fridge freezer, Miele appliances, walk in pantry\* Spacious living room and casual dining, zoned ducted a/c\* Separate family/media room with a projector and dropdown screen \* Private 5th bedroom with extensive office built-in cabinetry \* Full bathroom on the lower level, ducted vacuum, laundry\* Spacious and separate teenage retreat, four large bedrooms\* All bedrooms with robes, grand master with a walk-in robe, sitting area and marble ensuite with a spa bath\* Clever three way main bathroom, walk-in storage cupboard\* Internal access double lock up garage with storage space\* Surround sound speakers plus home automation system External Features:\* Dress circle street setting, high-side position\* Exceptional beautifully landscaped block\* Formal gardens, irrigation system, rear deck with a retractable awning\* Substantial covered alfresco deck, solar heated pool\* Poolside cabana, tranquil garden terrace, park at the rear\* Solar panels for electricity Location Benefits:\* Backs onto beautiful Pencil Park\* 160m to the 194, 194X, 195 and 195/6 bus services to St Ives village, Gordon station, Belrose and the City\* 600m to St Ives North Public School\* 1km to Masada College\* 1km to Brigidine College\* 1.1km to St Ives Village Green\* 1.2km to St Ives Shopping Village\* 1.2km to Sydney Grammar\* 1.4km to Prepare Early Education Centre\* Easy access to St Ives High School\* Moments to Gordon Station Contact ☎Coco Cui Roskam☎0422 683 409 All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy however we cannot guarantee it.