

**52 Memorial Avenue, St Ives, NSW 2075**



**House For Sale**

Friday, 1 March 2024

52 Memorial Avenue, St Ives, NSW 2075

**Bedrooms: 4**

**Bathrooms: 2**

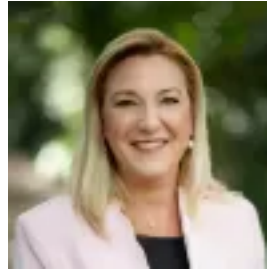
**Parkings: 2**

**Area: 1094 m2**

**Type: House**



David Beveridge  
0296462075



Felicity Gooley  
0294499066

## AUCTION

High-side from the road on a sensational, wide fronted 1,094sqm adjacent to Pencil Park, this spacious home is being offered for only the first time in its 63 year history. In an area coveted for its easy accessibility to St Ives North Public School, families will find instant appeal either to work with the current home or as a brilliant site for a luxury new build (STCA). The current owners built the house as their forever home in 1961 and then extended it multiple times over the years. The generous floorplan includes both formal and casual living and dining rooms and opens out to delightful gardens, lawns and the pool. Discover a fantastic St Ives lifestyle a stroll to multiple bus services, the village green, village shops and dining, St Ives North Public School, Brigidine College and Sydney Grammar. Accommodation Features: \* Timber floorboards, central part of the home is double brick\* L shaped lounge and sitting room, formal and casual dining\* Gas bayonet for heating, gas fireplace, central gas kitchen\* Freestanding stainless cooker, two lower level bedrooms\* Home office area, well maintained original bathroom\* Over-sized master, adjoining bathroom, in-roof storage\* Large bright upper level family room further bedroom External Features: \* High-side position in the street, generous 30m frontage\* Large 1,094sqm block, wraparound lawns and gardens\* Covered front verandah, rear alfresco terrace by the pool\* Covered access to the single lock up garage with storage\* Double carport at the front Location Benefits: \* Adjacent to Pencil Park\* 350m to St Ives North Public School\* 650m to the 195, 195/6, 582 and 591 bus services to St Ives Chase, the village, Gordon and Hornsby\* 850m to St Ives Preschool Kindergarten\* 1km to St Ives Village Green\* 1.1km to St Ives Shopping Village\* 1.1km to Masada College\* 1.1km to Brigidine College\* 1.3km to Sydney Grammar\* Close to St Ives High School Auction Saturday 23 March, 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.