

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

**LANE & PLACE**

**Sold House**

Saturday, 17 February 2024

85 Memorial Avenue, St Ives, NSW 2075

**Bedrooms: 4**

**Bathrooms: 3**

**Area: 2835 m2**

**Type: House**



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## Contact agent

2,835sqm level block in a premium location offers exciting potential. A rare opportunity awaits with this exceptional property on 2,835sqm. Tucked away from the street, amidst sprawling sunlit gardens, this full brick family home exudes charm and boasts a prime location just steps from St Ives North PS and within walking distance to all the amenities of this friendly neighbourhood. With recent renovations enhancing its appeal, the home provides a versatile single-level floor plan and sets the stage for future development potential (STCA), making it an enticing prospect for both astute investors and homeowners looking to maximize their investment. -Positioned well back from the street for complete privacy with sprawling front and rear gardens -Sun-drenched living area with elegant casement windows, polished timber floors and high ceilings -Modern open-plan gas kitchen overlooking extensive rear gardens and private alfresco setting -Light-filled bedrooms all with built-in robes, family bathroom with separate bathtub and rain shower -Expansive east-facing enclosed rear gardens with lush sun-soaked level lawns -A rare opportunity in a coveted locale footsteps to schools, transport, shops, parks and playing fields

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Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy. However, we cannot guarantee it. All interested parties should make & rely upon their own inquiries.