

# Townhouse 6/36-38 Horace Street, St Ives, NSW 2075



## Townhouse For Sale

Sunday, 23 June 2024

Townhouse 6/36-38 Horace Street, St Ives, NSW 2075

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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## **DOWNSIZERS DREAM**

This remarkable townhouse is simply a dream come true for discerning downsizers!! It is peacefully & privately situated towards the rear of a boutique security complex for OVER 55'S (1 of only 8 homes). It boasts full lift access, no common walls, solid full brick construction & high ceilings on the main level. The appealing interiors are wonderfully spacious & well planned, with the main bedroom situated on the ground floor. Enjoying a seamless transition to private entertaining terraces & compact easycare gardens. Also there is easy lift access to the oversized double lock-up garage.- 3 bedrooms (superb main bedroom with ensuite & walk-in robe on the ground floor)- 2.5 bathrooms in total + separate laundry- Captivating North facing living/dining area- Attractive kitchen with stone benchtops & stainless steel Miele appliances (gas cooktop)- Fabulous family area opening to expansive & covered entertaining terrace with garden tap- Huge double lock-up garage with auto door (also covered visitor parking in the basement)- Fully ducted reverse cycle air-conditioning with 2 zones, gas bayonet points x 2- Polished timber floors in living & family areas- Generous total area of approx 292sqm on title- Incredibly convenient location close to St Ives Shopping Village, cafes, many popular schools, bus to Gordon train station & city express

Expressions of Interest: By 5.30pm, Monday 29/07/2024 (unless sold beforehand) NOTE: AT LEAST ONE OF THE OCCUPANTS HAS TO BE OVER 55 YEARS OLD NOTE: IF YOU WOULD LIKE FURTHER DETAILS ABOUT THIS PROPERTY, INCLUDE A VALID PHONE NUMBER WITH YOUR ENQUIRY. Enquiries: Matthew Johnson - 0418 767 150 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.