



15 Roma Road St Ives, NSW

3 bed | 2 bath | 1 car

## Best Value in St Ives- Vendor Says Sell!

For Sale. Please contact Leonie Piper on 0435 750 620.

A private and tranquil lifestyle is assured in this stylishly presented three-bedroom home, offering a light, airy single level floorplan, pretty garden and inviting outdoor setting perfect for relaxing and entertaining friends. Downsizers or a young family will love its idyllic peaceful yet ultra-convenient position, just a short stroll to shops, popular eateries, Hassall Park, numerous bus and highly sought-after schools.

Set on approximately 942sqm in a leafy child-friendly enclave, this property is a must see opportunity!

- Spacious living & dining spills onto inviting outdoor setting with treetop views
- Expansive covered terrace perfect for year-round alfresco entertaining
- Charming manicured cottage garden with private sundrenched lawns
- Family room flows onto large second terrace & leafy sandstone tiered garden
- Modern open-plan kitchen; Master features walk-in robe & stylish ensuite
- Two additional generous bedrooms with built-ins; new carpets throughout
- Well-maintained family bathroom includes both bath & separate shower
- Laundry with convenient external access; split system air con; ceilings fans
- Carport with adjoining lock-up workshop; set in St Ives High School catchment
- Walk to Brigidine College, Sydney Grammar Prep & St Ives Park Public

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