



36 Yarralumla Avenue St Ives, NSW

4 bed | 2 bath | 2 car

Relaxed family living in a tranquil yet convenient lifestyle pocket

Sold prior to auction.

- Light-filled lounge/dining plus adjoining sunken sunroom with travertine flooring
- Modern granite kitchen equipped with a 900mm gas cooker and dishwasher
- French doors off kitchen flow to a covered alfresco terrace and private backyard
- Sundrenched pool framed by enclosed low maintenance lawns and gardens
- Parents' retreat downstairs with built-ins and adjoining home office or nursery
- Three upper-level bedrooms all with mirrored wardrobes and ceiling fans
- Fully tiled bathrooms, main with stand-alone bathtub and marble vanity
- Travertine entry foyer, ducted gas heating and enclosed landscaped gardens
- Double lock-up garage plus off-street parking and appealing streetscape
- Stroll to Warrimoo Oval, tennis courts and Garigal National Park walking tracks

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