



14 Carmen Street St Ives, NSW

3 bed | 2 bath | 2 car

## Single Level Family Home on Level North-to Rear Block

Single Level Family Home on Level North-to-Rear Block Situated on the high side of a quiet, tree lined street.

Offers easy single level living with untapped potential to build a contemporary residence. The home lends itself to a relaxed family lifestyle, the living areas flowing through the open kitchen and out onto the rear alfresco entertaining area with adjoining large North facing level garden. This endearing home combines location, character and potential to create an unmissable opportunity.

- Level north-to-rear land with spacious yard and large covered deck, high side of street, desirable and peaceful pocket of St Ives
- Within catchment area for St Ives Public and St Ives High Schools, walking distance to Masada College and Corpus Christi Catholic Primary School.
- Flexible 3-bedroom layout all with built-in wardrobes, large master with en suite; multiple living spaces and additional office.
- Modern kitchen with stone benchtop and full suite of stainless-steel appliances including Miele oven and induction cooktop
- Both bathrooms have been renovated with additional toilet in laundry
- Split system air conditioning in living, master suite and office; ceiling fans elsewhere
- Gas connection with dual Rinnai instant water heaters; two gas bayonets in living and one for outdoor BBQ

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