



31 Nicholson Avenue St Ives, NSW

5 bed | 3 bath | 2 car

## Generously-proportioned family entertainer with elevated district vistas

The ultimate entertainer poised on the high side of a quiet leafy avenue, this impressive two storey residence comes to the market for the first time in 13 years. A solid double brick home on a concrete slab, its superior craftsmanship and picturesque elevated outlook provide the foundations for a property that delivers idyllic indoor/outdoor family living on a generous scale. Wrapped by multiple alfresco spaces including a sun-drenched easterly courtyard to watch the sunrise over the valley, sparkling heated pool and all-weather pavilion-style deck perfect for extended gatherings, the interiors are equally impressive. Offering five bedrooms, including a palatial master suite with private balcony, from its whisper quiet setting it's walking distance to St Ives PS and High Schools and mere footsteps to station buses.

- Flowing open plan layout designed to embrace seamless indoor/outdoor living
- Modern CaesarStone gas kitchen equipped with premium Miele and Smeg appliances
- 40mm stone benchtops, semi-integrated dishwasher and soft-close cabinetry
- L-shaped combined living and dining opening to the all-weather alfresco setting
- Year-round pavilion-style deck with integrated sound system perfect for parties
- Five good-sized bedrooms includes a downstairs guest room or home office
- Luxuriously oversized master suite with private balcony, walk-in robe and ensuite
- Low maintenance private gardens framed by solar-heated pool and level lawns
- Reverse cycle air conditioning, ceiling fans and CCTV security cameras and screens
- Footsteps to station buses and in close proximity to schools and village shops

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