



62 Ayres Road St Ives, NSW

5 bed | 3 bath | 2 car

## When Grandeur and Easy Family Living Combine

Defined by grand street appeal, impressive proportions and fine craftsmanship, this dual level home offers fabulous, contemporary living for the whole family. Holding an exclusive position, this executive residence is configured for easy care indoor/outdoor entertaining. Prime location, near St Ives primary schools (St Ives, St Ives Park, St Ives North, Corpus Christi) & St Ives High School, walk to Sydney Grammar, Masada, Brigidine, and St Ives Village Centre, bus direct to Gordon and City.

- \* Meticulously maintained in as-new condition throughout
- \* Grand formal lounge with gas fireplace, formal dining room, marble flooring
- \* Stunning kitchen with stone bench tops, stainless steel European appliances, breakfast bar
- \* Expansive family and meals area opens outdoors
- \* Separate over-sized rumpus room with wet bar and audio system.
- \* Private alfresco entertaining room with BBQ area and fan, overlooks pool and private rear landscaped gardens and lawns
- \* 5 double bedrooms with built-ins - 5th on ground floor adjoining bathroom
- \* Master suite with ensuite, WIR and north facing balcony
- \* Additional large study, 3 contemporary bathrooms
- \* Idyllic solar heated, in-ground pool with frameless glass fencing
- \* Reverse cycle air, plantation shutters, alarm, extensive use of marble, ducted vacuum system
- \* Security fencing with video intercom and electric driveway gates

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