



4 Linigen Place St Ives, NSW

5 bed | 3 bath | 2 car

Executive home + self-contained apartment

Located in a quiet cul-de-sac adjacent to Garigal National Park resides this impressive well-proportioned architect designed and built residence. Offering light and bright contemporary living perfect for the growing family, coupled with spacious self-contained apartment ideal for in-law accommodation or a possible home business opportunity. Holding a private position with access to the National Park, this executive residence is configured for easy care indoor/outdoor entertaining. Walk to St Ives Park Primary School, Sydney Grammar, Brigidine College, St Ives Plaza Shopping Village and buses direct to Gordon Station and the City.

- Meticulously kept large family entertainer with spacious self-contained apartment
- Formal lounge and dining room, ducted R/C A/C
- Modern kitchen with stone bench tops and European appliances
- Expansive family and meals area opens outdoors
- Over-sized rumpus room downstairs and another separate rumpus room upstairs
- Private alfresco entertaining onto pool and private rear landscaped gardens
- 4 double bedrooms with built-in robes plus a separate study
- Large master bedroom with ensuite and walk-in robe
- Self-contained (in-law) apartment 62sqm internally features a full kitchen, living and dining room opening to own entertaining BBQ area, large bedroom with WIR and ensuite
- Idyllic saltwater-solar heated in-ground pool with lounge area
- Direct access to Garigal National Park bushwalks and cycle tracks
- Abundant storage inside the home

Nicky Tanner

m: 0415 669 631

t: 02 9061 3175

e:

Brenton Higgins brentonh@themarshallgroup.com.au

m: 0421 904 694

t: 02 9061 3199

e:

brentonh@themarshallgroup.com

.au