



43 Lynbara Avenue St Ives, NSW

4 bed | 2 bath | 2 car

## Superb Entertainer with Spectacular Outdoor Spaces

This is an immaculately presented family home that features the flexibility of either a 4 bedroom layout, or a generous 3 bedroom configuration with an additional living area.

The address is always in demand being within walking distance of the bus, village shopping, St Ives Public School, St Ives High School and Masada.

### Accommodation Features:

- Generous entry foyer overlooks the upper courtyard
- Spacious lounge/dining, separate eat-in casual dining area
- Fully air conditioned - ducted and split systems
- Modern and bright gas kitchen, Bosch dishwasher
- Spacious bedrooms with robes, master with en-suite
- Expansive optional family room or large 4th bedroom

### External Features:

- Large rear entertaining terrace overlooking reserve
- Superb designer gardens, generous lawns
- Additional courtyard from kitchen/family room
- Double lock up garage plus additional parking space

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