



16 Marlborough Place St Ives, NSW

4 bed | 3 bath | 2 car

Comfort and opportunity, St Ives North Public zone

Commanding a tranquil elevated position in a quiet and leafy cul-de-sac, this generous home offers a ready welcome for families looking to upsize into immediately comfortable living in a high-quality location, that includes zoning for popular St Ives North Public School. The versatile layout provides a large and light-filled lounge and dining area with a traditional gas fireplace, and a family room that opens to the alfresco entertaining deck and swimming pool. The modern eat-in kitchen showcases easy-care engineered stone benchtops, and European appliances including a gas cooktop. Four bedrooms are serviced by three well-presented bathrooms. The 999sqm land parcel provides the opportunity to significantly capitalise or rebuild in the future, as your needs require.

- Generous, versatile, and light-filled family home in a quiet cul-de-sac
- Popular family-centric area set in St Ives North Public School catchment
- Lounge and dining, gas fireplace, and large windows showcasing the garden
- Modern eat-in kitchen with European appliances including a gas cooktop
- Family room with built in cabinetry and seamless flow out to the deck
- Four bedrooms, three doubles, built in robe, study, master with ensuite
- Three tidy bathrooms well-placed to bedrooms and living areas, int. laundry
- Relaxed entertaining on the shaded deck set in the child-friendly garden
- Freeform swimming pool, perfect for long hot summer days with the kids
- Double lock up garage, storage space, motorised door, ducted air conditioning
- Stroll to City, Gordon, St Ives Chase buses, walk to St Ives Village, cafes

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