



7a Bundabah Avenue St Ives, NSW

6 bed | 3 bath | 3 car

## Private estate; renovate or build new.

Set on a vast 1,497sqm of level land, this private enclave on one of St Ives' premier streets 'Bundabah Avenue' has the foundations to become your suburban dream home. With a spacious 477sqm of internal floor space, this property makes the perfect canvas for renovators ready to start life in one of Sydney's most sought-after locations. Those looking to knockdown rebuild will still enjoy the benefits of what this land offers, with its sunny north-to-rear aspect, vast gardens, large swimming pool and generous 3 car garage. This listing is also within the catchment of both St Ives High School and St Ives North Public School, and just a short drive from some of the local area's best cafes, restaurants, shops, and amenities.

- Level 1,497sqm total-on-title land, with house ready for renovation or knockdown rebuild.
- 6 Bedroom, 3 Bathroom interior with generously sized living and dining spaces.
- Large swimming pool, sizeable north-facing back garden, highly sought after 3 car garage.
- Within walking distance of Brigidine College and Sydney Grammar Prep School
- Driving distance to St Ives Shopping Village, The Village Green, and Pymble Golf Club
- Short stroll to bus stop and a short drive to Gordon and Pymble Station.

### Location Benefits:

- 400m to Brigidine College
- 400m to Bus Stop to Gordon Station/Macquarie Uni
- 800m to Sydney Grammar School Preparatory School
- 1.0km to St Ives North Public School

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