



3 Tudor Place St Ives, NSW

5 bed | 2 bath | 2 car

## SOLD at Auction By Jill Smith and Patrick Huang

Infused with a sense of quiet luxury located in a sought-after location

Idyllic family entertainer in a sought-after leafy pocket just minutes to St Ives North Primary School

Infused with a sense of quiet luxury and occupying a premier cul-de-sac position, this beautifully crafted and equipped home rests on an impressive 1050sqm landscaped block.

Kids will love the independence of walking to coveted St Ives North Public School via the shortcut walkway just a few metres from your front gate. City and Gordon buses are an easy stroll away. Live and entertain in style and comfort with interiors showcasing an inviting formal lounge with fireplace, and a generous family room flowing to a paved alfresco and pool. Four spacious bedrooms, plus a home office or 5th bedroom, offer exceptional accommodation for full nest families. Modern amenities include Miele appliances and back to base security, while architectural elegance features in rare parquet floors, plantation shutters, French doors, and bay windows.

A must to inspect, and a pleasure to have as your own.

- Arguably the best position in sought-after cul-de-sac, elevated with forested views
- Architectural elegance, sublime parquet floors, and high-quality carpet
- Inviting formal lounge, gas flame fireplace, plantation shutters
- Family room and dining, retractable screen, flow to covered entertaining
- Well-designed kitchen, Miele gas cooktop and electric oven, dishwasher
- Master bedroom with ensuite and walk-in robe

### Jill Smith

m: 0425 335 000

t: 02 9061 3199

e: [jills@themarshallgroup.com.au](mailto:jills@themarshallgroup.com.au)

### Patrick Huang

m: 0433 975 899

t: 02 9061 3199

e:

[patrickh@themarshallgroup.com.au](mailto:patrickh@themarshallgroup.com.au)

au