



4 Shinfield Avenue St Ives, NSW

4 bed | 2 bath | 5 car

Under Offer R4 Zoning - Full brick family home with amazing potential

Positioned on an enviable 1,176sqm in the heart of St Ives, this tightly held family home comes to market for the first time in 57 years. Opportunity to customise as you wish then enjoy everything this substantial home offers. Featuring 4 oversized bedrooms plus study, multiple living areas, North to rear entertaining with low maintenance garden, you can live comfortably for many years and then develop it in the future. Being one of the last remaining undeveloped R4 zoning sites in St Ives, take advantage of the development opportunities at your disposal before it's gone forever.

- Full brick construction with North to rear aspect
- 1,176sqm of land with R4 zoning
- 4 generous bedrooms with build in robes, study/5th bedroom
- Light filled kitchen onto outdoor entertaining
- Multiple living areas with practical floor plan
- Work studio with separate access underneath home
- Secure parking for cars including double lock up garage
- Ultra convenient location with express city and station buses 200m away
- Stroll to St Ives Shopping Village for caf- s, restaurants and boutique shops

Highly rare opportunity, don't miss out!

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