



19 Lynbara Avenue St Ives, NSW

4 bed | 1 bath | 2 car

Opportunity to enjoy, renovate, extend or rebuild on 917sqm land

This double brick family home occupies a premier position on a magnificent corner parcel, just moments from St Ives village. Set high with a wide street frontage, it presents an outstanding opportunity for families and those looking to capitalise on its untapped potential (STCA). Enveloped by established gardens, the home is nestled in a leafy pocket an easy stroll to cafes, shops, parks, quality schools and buses to station and city.

- High-side of the street on a private corner parcel framed by manicured gardens
- Expansive living area embraced by picture windows that flood the room with light
- Gourmet CaesarStone kitchen with dual dishwashers and soft-close cabinetry
- Generous formal dining space and a flexible rumpus/playroom or home office
- North-facing BBQ area with gas bayonet wrapped by enclosed private gardens
- Four spacious light-filled bedrooms with high ceilings all enjoying leafy garden outlooks
- Ducted reverse cycle air conditioning throughout, fireplace and gas bayonets
- Fully tiled bathroom with bath and shower, 2nd WC adjacent to the laundry
- Built-in robes, automatic double garage and ample storage throughout
- Double brick construction with scope to update, extend or redevelop (STCA)
- Stroll to city and station buses, St Ives Shopping Village, cafes and parks
- Walk to St Ives PS, St Ives High, Masada, Corpus Christi and daycare centres
- Moments to Brigidine, Sydney Grammar Prep, Ravenswood, PLC and Knox

Kate Wexler

m: 0413 733 664

t: 02 9061 3175

e: katew@themarshallgroup.com.au