



18a Ayres Road St Ives, NSW

5 bed | 2 bath | 2 car

Sold by James Yahl

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Positioned on the high side of a quiet, leafy cul de sac, this contemporary family entertainer provides everything a growing family needs. Featuring a generous 289sqm of internal living space including five upper-level double bedrooms and multiple entertaining areas, its coveted location opposite Sydney Grammar Preparatory School is a leisurely stroll to local shops and restaurants and only moments to the area's eclectic village atmosphere. Framed by child-friendly level lawns and set within the highly regarded St Ives North Public School catchment, it offers a ready to enjoy, low maintenance haven within a blue ribbon upper North Shore address.

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- Architect-designed with a functional floor plan perfectly tailored for families
- Lounge, formal dining and vast family living offer abundant entertaining options
- Bespoke gas and granite kitchen overlooking the private child-friendly lawns
- Premium appliances including Miele steam oven and 900mm Smeg gas cooktop
- Five double bedrooms plus a dedicated home office with custom-built shelving
- King-sized master suite enjoys a northerly aspect, spa ensuite and walk-in robe
- Sundrenched easterly paved alfresco terrace with automated retractable awning
- Enclosed, low maintenance established gardens ideal for young children and pets
- Ducted reverse cycle air throughout, gas bayonets and plantation shutters
- Internal access to two-car lock up garage, stroll to station and city bus services
- Walk to Sydney Grammar Preparatory, Brigidine College and St Ives North PS