



63 Lynbara Avenue St Ives, NSW

4 bed | 2 bath | 2 car

## Tranquil family home in enviable location

This is a masterpiece from the iconic Pettit+Sevitt - contemporary and functional; optimising space, light and the natural landscape. From its set-back position on the block, to the positioning of spacious rooms and facilities, every aspect of this magnificent property takes advantage of its enviable location and lush foliage of the neighbouring reserve - tranquil, resort-style living in the heart of St Ives. The brilliantly designed split-level interior offers a sense of space and light, thanks to features such as pitched ceilings and generous windows. The superbly appointed interior is perfectly matched in its luxurious ambiance, by the stunning exterior, including balconies, a large entertainment precinct and an imposing pool setting.

Other features of this extremely desirable property include:

- 4 bedrooms in total - an impeccably designed master suite on ground level, with the others, including an over-sized 2nd bedroom on the first floor.
- Gourmet kitchen.
- Reverse cycle air-con, gas fire, wooden floors.
- Double carport, workshop and plenty of off-street parking capability.
- Close to bus stop, local primary and high school and St Ives Village.

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