



44 Warrimoo Avenue St Ives, NSW

5 bed | 3 bath | 2 car

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Substantial family haven in tranquil private setting

Nestled in an idyllic setting this substantial family home provides a serene sanctuary moments to St Ives Village shops. Framed by blissfully private rear gardens complete with lush child-friendly level lawns, sparkling in-ground pool, covered alfresco balcony and lower level rumpus/games room its tailored for households with a love for entertaining. Showcasing a modern large kitchen with European appliances, two living areas offering formal and casual options, five spacious bedrooms with built-in robes and study/6th bedroom plus private access into Cowan Creek Reserve. Positioned moments to the area's popular village precinct, caf- s and transport services, this is a home that has it all!

- Two living areas offering formal and casual options, leafy views from balcony and bedrooms
- Modern large kitchen with European appliances opens to the covered alfresco setting
- Lower-level games room/rumpus with fireplace opens onto the timber pool deck
- Covered balcony for all-year entertaining overlooking Cowan Creek Reserve
- Luxe master suite with double vanity ensuite, walk-in robe plus laundry chute
- Four additional double bedrooms all with built-in robes plus a separate study/6th bedroom
- Three full bathrooms, downstairs powder room, four toilets
- Two laundries, walk-in linen closet, drying area, ample storage space
- Internal access to the double lock-up garage
- Reverse cycle air conditioning, timber floors, bi-fold doors
- Enclosed child-friendly level lawns and a sparkling saltwater swimming pool