



111 Douglas Street St Ives, NSW

5 bed | 4 bath | 2 car

## Near-new masterpiece, perfect for luxury family living

This near-new property of substantial scale and prestige was designed as a luxurious haven for its family, incorporating every imaginable comfort and constructed with meticulous attention to detail. Positioned on the north side of a picturesque block with dual frontage, each part of this property is a masterpiece that continually surprises and delights.

The impeccable, fully custom-built home, constructed from full brick and concrete, boasts a spacious dual-level floorplan with high and double-height ceilings, a dramatic concrete sweeping staircase with handcrafted balustrades, and a wide range of living and dining areas. The formal lounge, custom home theatre, expansive living and dining spaces, and family room are complemented by a large terrace with an outdoor kitchen, pool, and sauna.

The kitchen is a designer's dream, featuring Miele appliances and a butler's pantry. Luxurious accommodation includes a guest/in-law suite and king-sized bedrooms, two of which have ensuites, as well as a magnificent penthouse-like master suite. Packed with high-end extras, this home offers unparalleled appeal in a prime location, just steps from the bus stop, St Ives Park Primary School, Brigidine College, Sydney Grammar, and shops.

- Quality built full brick and concrete home, high ceilings
- Showpiece sweeping concrete staircase, iron balustrade
- State-of-the-art stone and gas kitchen, European appliances
- 250m to St Ives Park Public School

### Ross Mundy

m: 0451 373 641

t: 02 9061 3199

e: [rossm@themarshallgroup.com.au](mailto:rossm@themarshallgroup.com.au)

### Oliver Slader

m: 0466 716 706

t: 02 9061 3199

e: [olivers@themarshallgroup.com.au](mailto:olivers@themarshallgroup.com.au)