



25 Marlborough Place St Ives, NSW

4 bed | 3 bath | 2 car

## Enduring family comfort, flexible space and a premier location

Enjoying a high-side setting in one of the area's most coveted pockets, this tightly held Michael Dysart designed home makes a great entry to the market ready to enjoy now or explore its potential. It's a serene sanctuary in a quiet no through street, channelling a Spanish feel and offering a highly flexible floorplan with excellent accommodation. The floorplan includes two master retreats, one with a kitchenette, plus a separate access suite with powder room. The home is brimming with character and appeal, capturing a leafy outlook from every room. Step out to bus services, parks and popular St Ives North Public School.

- High-side position on a north to rear 923.5sqm block
- Full brick lower level, vaulted ceilings with exposed beams
- Substantial lounge room enjoying an ambient brick fireplace
- French doors open to the large front terrace, ducted a/c
- Separate formal dining, classic tidy kitchen, breakfast bar
- Meals area, laundry, storage cupboards and study desk
- Tiered rear bush gardens, level area with play equipment
- Home office, ground floor optional master with an ensuite
- Music room/study, immense whole floor 2nd master with ensuite or self contained flat/in law accommodation with kitchenette
- Outside room: 4th bedroom or work from home studio
- External access bedroom with walk-in robe and powder room

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