



36 Ayres Road St Ives, NSW

3 bed | 3 bath | 4 car

## Incredible Untapped Potential on 1560sqm with Multi-Generation Comfort

Sold By Jill Smith and Patrick Huang

Excellent Opportunity Offered for the first time in 40 years this charming, well-maintained, full brick home sits across a 1560sqm level land parcel with dual street access with drive in/out. The location is simply outstanding with a stroll to local shops, transport at the door, and footsteps to renowned schools.

Currently configured for comfortable multi-generation living with a single level layout, this R2 zoned property holds incredible potential to adapt or rebuild for myriad uses (STCA), including a child care, consulting rooms, townhouses, bed & breakfast, over 60's living, and more.

Access is easy from either frontage, equipped with a paved drive and double garage. Inside, the layout provides generous formal and family living spaces, and has a second kitchen, dining, and sitting room ideal for in-laws or young adults still at home. Covered entertaining sits within the garden filled with springtime blooms.

- Retain full brick multi-generation home or rebuild to capitalise on R2 zone STCA
- Well-maintained as is with scope to refresh the d- cor with your own style
- Formal living and dining opens to terrace, two traditional fireplaces
- Family living and meals open to the covered outdoor barbecue area
- Three extra-large bedrooms, built-in robes, and master with ensuite

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