



4 Warrimoo Avenue St Ives, NSW

4 bed | 2 bath | 2 car

## Location and potential

A classic 1970s Pettit & Sevvit build, this much-loved home is brimming with potential. Nestled on a stunning 935sqm parcel overlooking reserve land, it offers a unique opportunity in a premier, family-oriented enclave. Bathed in sunlight, the home features an extended floor plan that enhances its captivating split-level design. Set under raked high ceilings, step outside to a secluded 12.5m lap pool, entertaining terrace and level gardens. With options to renovate, extend, add a granny flat or simply re-build (STCA), this block presents an attractive prospect for both families and savvy investors. Walking distance to St Ives Shopping Village and zoned for renowned St Ives North Public School, it's also conveniently located close to caf- s, parks and many of Sydney's prestigious private schools.

- Spacious open living with a seamless flow to the ultra-private backyard
- Skylit kitchen and family area framed by easterly garden vistas
- Breakfast bar plus a dedicated dining space for larger gatherings
- Flexible layout with potential for a 5th interconnecting bedroom
- Three bedrooms upstairs, includes a master with built-in robes
- Home office or potential in-law/teen retreat with ensuite
- Family bathroom with separate WC, bath and shower
- Raked high ceilings, air conditioning and abundant sunlight
- Covered entertaining terrace and established gardens with level lawns
- 12.5m lap pool with scope to build an adjacent pavilion (STCA)

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