



# ALLEN & SHEPPARD.



## 7 Stratford Place St Ives NSW

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Nestled in a peaceful cul-de-sac, this home provides such a calm and private relaxed feeling as soon as you enter. With a functional and versatile floorplan the home is split over 3 levels and boasts two large living areas with green and leafy outlooks, brought inside through the use of large windows and decks. Well presented and maintained with so much character and positioned on a 930m<sup>2</sup> approx. lot. Entertain or enjoy a coffee on either front or rear decks and enjoy the pristine nature and listen to your own waterfall, you will feel a million miles away from busy Sydney life.

### Accommodation:

- \* 4 bedrooms (all with BIRs) main with ensuite + study (or 5th bedroom)
- \* 2 bathrooms + powder room
- \* Combined lounge and dining
- \* Separate rumpus

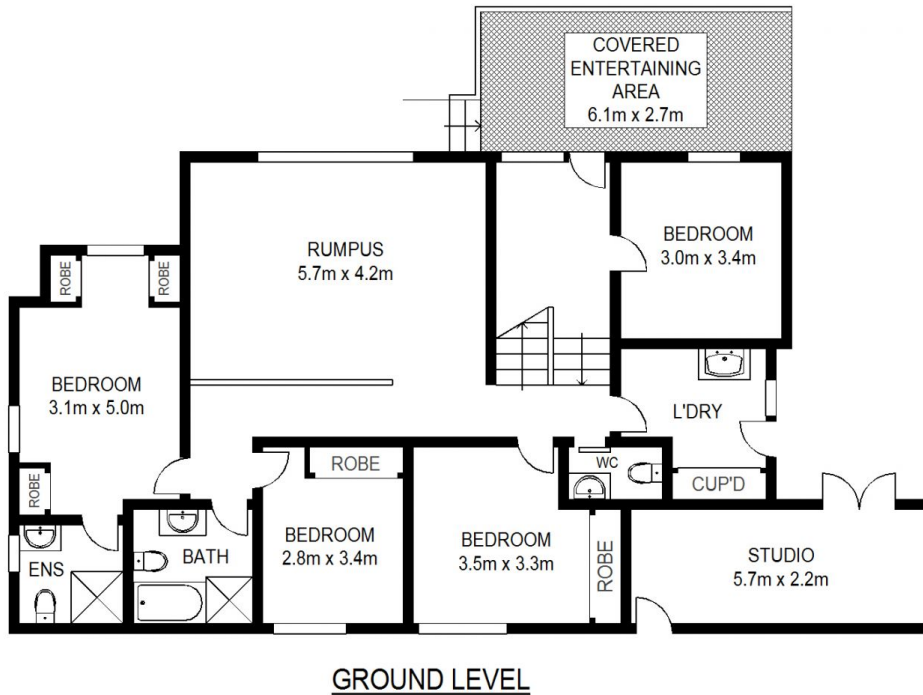
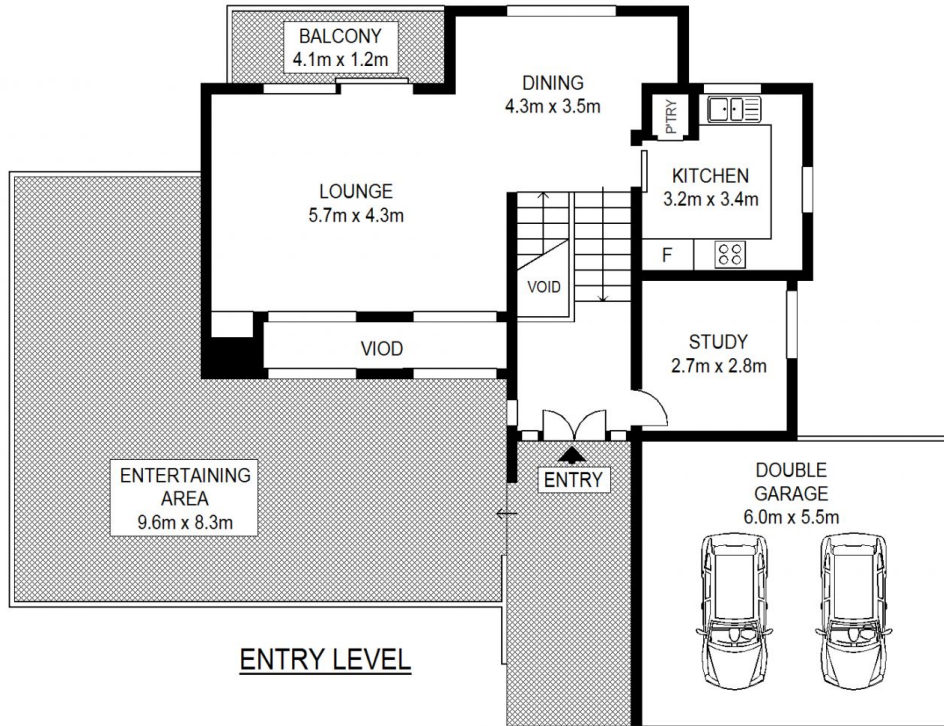
**Price** : \$ 1,025,000

**Land Size** : 930 sqm

**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/st-ives/residential/home/6204478>



**James Sheppard**  
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Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries. Floor Plans by Industrie Media | [industriemedia.tv](http://industriemedia.tv)

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