



# ALLEN & SHEPPARD.



43 Lynbara Avenue St Ives NSW

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Wrapped around a sun-lit courtyard, this stylish single level home is designed for family living. With multiple living spaces the floor plan allows the home to be used as a 3 bedroom with a large separate rumpus or teenagers retreat. The updated kitchen, casual meals area and courtyard enjoy warm mid-morning to afternoon sun and the large lounge and dining room benefit from both a fireplace in winter and abundant fresh air from French doors in summer. Both the ensuite to the large master bedroom and the main bathroom have recently been renovated. The wooden floors have been polished throughout and the roof recently restored, which along with fresh painting ensures that you can move straight in. Positioned on approx. 929m<sup>2</sup>, the home offers many extras including a double lock up garage and extra parking, ducted air conditioning, gas cooking, a private rear yard and ample under house storage. All this located in a

**Price** : \$ 1,565,000  
**Land Size** : 929 sqm  
**View** : <https://www.allenandsheppard.com.au/sale/nsw/north-shore-upper/st-ives/residential/home/6204664>



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