



12 Gibran Place, St Ives

## Contemporary Luxury Retreat with Uninterrupted Skyline Views

Set on an expansive 1,143sqm parcel, this newly renovated family haven is tucked away in Gibran Place, a secluded cul-de-sac extended from the prestigious Torokina Avenue - one of the area's most tightly held and highly regarded pockets. Nestled against a stunning bushland backdrop with panoramic views stretching from sunrise to sunset, this grand family estate offers serenity, space, and a lifestyle that perfectly balances natural beauty with day-to-day convenience.

Designed across three generous levels, the floorplan maximises natural light and connection to the outdoors at every opportunity. Verandahs wrap around the home, with access from the living, dining, downstairs lounge, and multiple bedrooms, all capturing leafy outlooks.

The entry level is thoughtfully designed with multiple living areas that are surrounded by large, covered balconies, creating inviting and flexible spaces perfect for generational living. These areas can easily adapt to suit a variety of needs, whether as children's playrooms,

6  6  2 

### FOR SALE

Sold Prior to Auction

### AGENTS

Jing Peng

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Candy Pan

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### AGENCY

LJ Hooker Gordon

(02) 9496 8000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

formal living and dining spaces for entertaining guests, or quiet retreats for relaxation.

At the heart of the home, an open-plan family and dining area flows effortlessly to a large alfresco entertaining space, surrounded by calming vistas and the gentle sounds of nature. The modern gas kitchen is both stylish and practical, featuring sleek stone benchtops, premium appliances, a walk-in pantry, and a dedicated dining space boasting unmatched views. The dining area opens seamlessly to a covered alfresco, perfect for entertaining, with established gardens leading down to a sunlit, resort-style pool.

Six spacious bedrooms are spread throughout the residence, with five enjoying private ensuites, ideal for larger families or guest accommodation. The master suite is perched at the top level, offering elevated bush views, a sanctuary-like ensuite, and a private parents' retreat. A dedicated home office positioned at the front provides versatile options, including potential use as a seventh bedroom.

This address places you within walking distance to the coveted St Ives Public and St Ives High Schools, with a short stroll to leading private schools including Masada, Brigidine, Ravenswood, and Sydney Grammar Prep. The location is truly unmatched, just five minutes to St Ives Shopping Village, cafes and express buses, while also placing you at the gateway to Garigal National Park, where bushwalking trails and native wildlife complete the feeling of a permanent retreat.

Outgoings:

Council: \$730 p.q (approx.)

Water: \$170.90 p.q (approx.)

**DISCLAIMER:** All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## MORE DETAILS

Property ID	T1QHJX
Property Type	House
Land Area	1143 m2
Including	Study Toilets (6)

**Jing Peng 0424 262 673**

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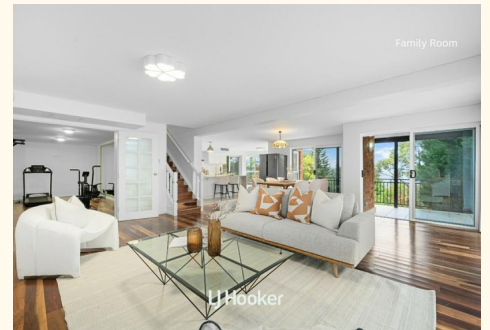
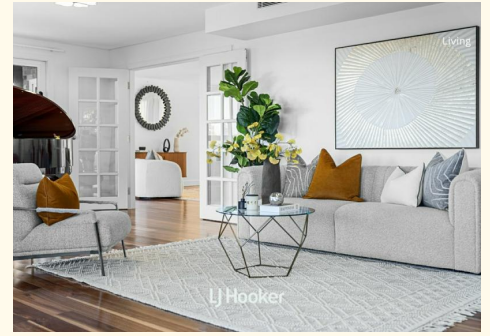
**Candy Pan 0406 680 686**

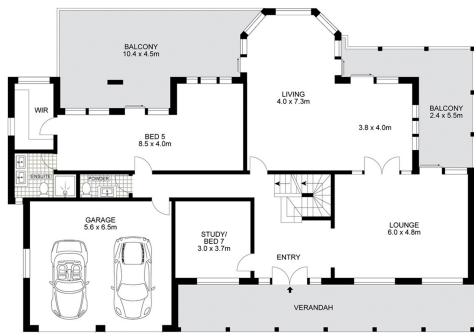
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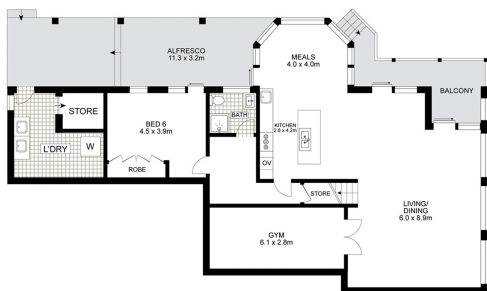




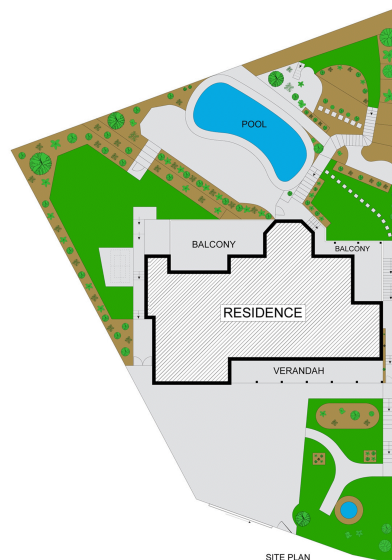
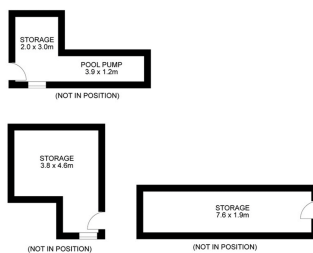
ENTRY LEVEL



UPPER LEVEL



GROUND LEVEL



SITE PLAN



TOTAL AREA APPROX. 530m<sup>2</sup>  
TOTAL LAND SIZE APPROX. 1,155m<sup>2</sup>

## 12 Gibran Place, St Ives NSW 2075

Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.



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