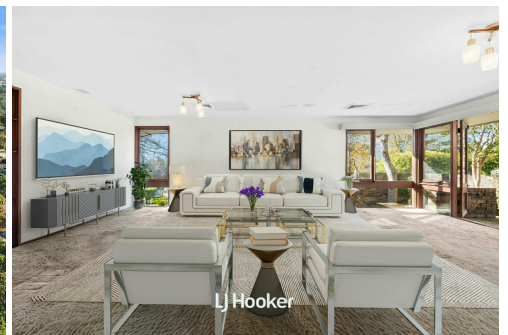
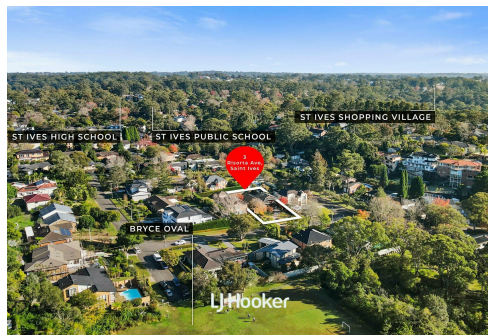
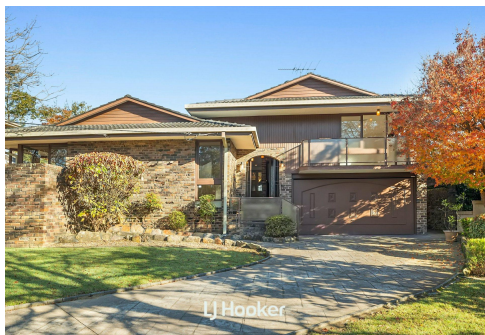




St Ives, 3 Risorta Avenue

Classic Brick Family Home on Level Land, Opportunity to Capitalise

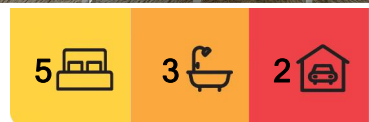
Positioned in a prized location and offered for the first time in nearly 60 years by the original owners, this family home offers an immense opportunity for the savvy investor or families with a vision to create their dream home and get a foothold into the thriving and sought after St Ives property market. Surrounded by well-maintained parks, quality schools, and a vibrant community atmosphere, it's the perfect location for families looking to settle down in a safe and welcoming neighbourhood.

This classic brick home with suspended concrete slab between its levels, is nestled on the high side of the street on a large and level 928sqm approximately block, with a wide 19.1m approx. street frontage, surrounded by serene, landscaped gardens and child friendly level lawns.

Accommodation features five bedrooms, two with ensuites and a master retreat with



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Sold Under the Hammer

View
ljhooker.com.au/SJ3HJX

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dressings room and balcony with serene district views. Multiple open plan living areas flow seamlessly to the outside with several outdoor spaces for family entertaining with the sun-drenched, fully fenced backyard and oversized pool completely private and tranquil.

Also offering an oversized double garage, providing plenty of storage space plus cellar and the possibility to create a workshop or home gym, the opportunities are endless.

With its solid structure and well-designed layout, this property provides a fantastic foundation to capitalise in one of St Ives' best locations, all within easy access to buses, trains, shopping, and elite schooling options.

A perfect opportunity to make it your dream home, to extend or rebuild (CDC applies)!

Property features:

- Large 928sqm block with Northerly aspects with wide street frontage
- Five bedrooms, master with ensuite, walk in robe and private balcony
- Multiple open plan living spaces with seamless indoor-outdoor flow
- Sunny north facing kitchen opening to the outdoor entertaining area
- Side terrace flowing from family living area
- Sun-drenched pool, level and child friendly lawns with ample natural light
- Workshop/cellar/two car lock up garage with ample extra space
- Large in-roof storage for added convenience
- Full brick construction in the extension with suspended concrete garage ceiling
- Low maintenance and manicured gardens providing ultimate privacy
- Opportunities to remodel and create what you are looking for in a family home

Location benefits:

- Approx. 240m to bus stop
- Bryce Oval at the end of the Street - Approx. 120m
- Walking distance to St Ives High & St Ives Public School - Approx. 550m
- Easy access to St Ives Shopping Village, cafes and restaurants
- Approx. 6 min drive to Gordon Station and Gordon shops
- Close to Corpus Christi, Brigidine College, Sydney Grammar & Masada College

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 About this Property

Property ID	SJ3HJX
Property Type	House
Land Area	928 m ²
Including	Toilets (3)

Jing Peng 0424 262 673

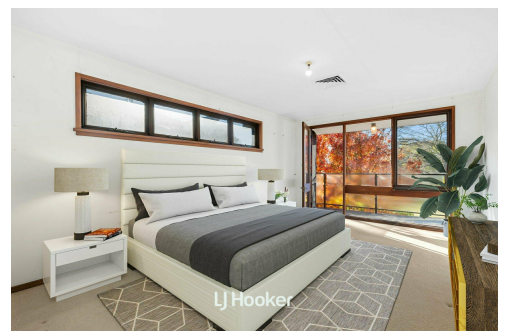
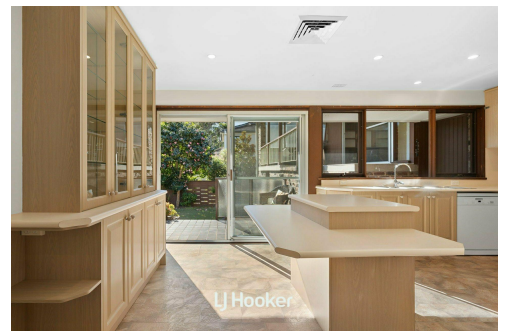
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SITE PLAN

INTERNAL FLOOR AREA APPROX. 270m²
EXTERNAL AREA APPROX. 68m²
TOTAL APPROX. 338m²

LOT SIZE APPROX. 928m²

3 Risorta Avenue, St Ives

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