

12 Waterhouse Avenue, St Ives
Sanctuary-like Ambience



"The garden bamboos reveal the wind's invisible form:
Movement of shadows in the moonlight."

- Japanese Folk Zen saying



To experience this home is to immerse yourself in tranquillity. Reflecting traditional Feng Shui principles, a truly harmonious environment has been created - both inside and out.

Located in Waterhouse Avenue, arguably the best street in St Ives, this single-level, double brick family home has been extensively renovated throughout and in line with ancient Chinese Feng Shui principles.

Architect Cezar Adamski has achieved a beautifully flowing home, and one which you will discover is a true sanctuary.

The magnificent Zen garden at the front really 'sets the scene'. Created by renowned landscape designer Ken Lamb from Imperial Gardens and extended throughout the grounds, it features a colourful and aromatic fusion of jasmine and pink and white azaleas. The granite path is designed to meander like a river and channel all the good energy into the home.

Enjoy views of the front garden from the light-bathed formal lounge with its large French windows, or delight in the warmth of the magnificent original Italian marble open fireplace, enhanced by a vibrant feature wall.

Another vivid feature wall in the dining room is designed to 'whet the appetite'. This is a charming room, with its natural Belgium Sisal floor covering and halogen down lights, and a highlight is the outlook - a stunning Japanese garden. This easy-care garden exudes a haven-like ambience, with its bamboo water feature, Japanese granite slabs and lantern, 'lucky stones', Japanese Maple, original magnolia trees, and bamboo screens imported from China. A sunny, covered terrace area is the perfect place for immersing your soul, enjoying your breakfast or having a barbecue.

This garden is a key focal point, and can be experienced from the family room and open plan kitchen. Gourmands will delight in this kitchen - at the double-size Blanco oven, Miele gas cook top with 5 cast iron burners, stainless steel cook bench and Qasair rangehood, glass splash back, Italian Carrara marble benchtop, double round Blanco sinks with retractable tap, large cupboards and the integrated commercial fridge with separate generator.

- Outstanding location in St Ives' finest street
- 950sqm North East to rear, level corner block
- Single level, full brick
- Architecturally renovated throughout
- Designed according to Feng Shui principles
- Stunning, tranquil Japanese gardens
- 4 bed/2 bath/2 garages
- Fantastic gourmet kitchen
- Heated pool



Even the two bathrooms feature exquisite design elements, including Italian travertine and gold-tinged mosaic tiles and fittings by renowned designer, Philippe Starck. The main bathroom has a large, deep-soaking bath with retractable shower/massage head and Italian timber cabinet with lighting, while the master bedroom ensuite features a frameless glass door shower, massage shower head, and double-sided mirror cabinet. Even the spacious laundry has Italian mosaic tiles, in addition to quality laminate cabinets and timber benchtop.

The master bedroom is delightful, overlooking another pretty Japanese garden and with French doors leading to the private, sun-drenched, solar-heated swimming pool and spa. The second and third bedrooms are large and painted in misty green, designed to be 'soothing'. The fourth bedroom is at the other end of the house, and also has a separate entrance off the front garden - great for guests or teenagers!

Nothing has been left to chance in this home. Features include ducted central gas heating, 100% pure wool roof insulation, zoned security alarm system, halogen lighting throughout, built-in wardrobes, polished timber floors, and automatic watering system for the gardens. There are also two garages with internal access – one off Waterhouse Avenue and the other from Sheather Avenue.

This home is in an outstanding location in a quiet, tree-lined street. It's surrounded by elegant family homes, is only a short stroll from St Ives High School, is well serviced by buses, and is just minutes from St Ives Village Shopping Centre, lush green parks and playing fields, and some of Sydney's best private schools.

"To know you have enough is to be rich." - Lao-Tzu, *Tao Te Ching*

Feng Shui seeks to promote prosperity, good health, and general well being by examining how energy flows through a particular room, house, building or garden.

Exclusive agent
For sale by private treaty
Inspection as advertised
or By Appointment

Contact Mark Allan
5/69 Grandview Street
Pymble 2073
02 9449 3777
0419 777 500
property@mgaproperty.com
www.mgaproperty.com

12 Waterhouse Avenue, St Ives

