

**1102/169-177 Mona Vale Road, St Ives, NSW 2075**



## **Apartment For Sale**

Friday, 24 May 2024

1102/169-177 Mona Vale Road, St Ives, NSW 2075

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Apartment**



**Giuseppe Princi**

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## Auction Tuesday 18 June, 6pm

Experience the best St Ives has to offer in this stylish contemporary apartment that's ready to move straight into or lease out. Part of a quality security block and elevated on the 3rd floor, its spacious light filled floorplan promotes a relaxed way of life spilling out to a large sun-soaked balcony. The sleek gas kitchen has been superbly appointed with Miele appliances effortlessly accommodating the home chef. The master retreat is large and bright enjoying easy access to the contemporary bathroom. This is a thoughtfully composed package with ducted a/c, an internal laundry, a security car space and storage. From here it's just steps to the village heart, bus services and Pymble Golf Club.

**Accommodation Features:** \* Bright easy care interiors set under high ceilings \* Open plan living and dining extend to the balcony \* Gourmet stone and gas kitchen, Miele appliances \* Ducted a/c, spacious master with built-in robes \* Quality contemporary bathroom, internal laundry

**External Features:** \* Level lift access from the street and to its parking \* Peace-of-mind of secure intercom access \* Spacious entertainer's balcony \* Single secure car space plus a storage cage

**Location Benefits:** \* 70m to the 195, 196, 197, 582 and 594 bus services to Gordon station, Mona Vale, St Ives Chase, Macquarie and Sydney Olympic Park \* 210m to village shops and eateries \* 280m to Pymble Golf Club \* 400m to St Ives Shopping Village \* 550m to St Ives Village Green \* 1.2km to Masada College \* 1.6km to St Ives Public School \* 1.9km to Brigidine College \* 2km to St Ives High School \* 3.1km to Gordon Station \* Easy access to Gordon and Chatswood

Strata Levies \$1,055.08 pq (approx)  
Council Rates \$369 pq (approx)  
Water Rates \$247.18 pq (approx)  
Approx apartment + balcony area 65 sqm  
Approx car space 13 sqm  
Approx storage 2 sqm  
Total 80sqm

Auction: Tuesday 18 June, 6pm  
In Rooms - 2 Turramurra Avenue, Turramurra  
Contact: [Giuseppe Princi 0433 641 046](tel:0433641046)  
Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.