

**15a Memorial Avenue, St Ives, NSW 2075**

**ASSET** *realty*

**Sold House**

Friday, 25 August 2023

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**Bedrooms: 4**

**Bathrooms: 3**

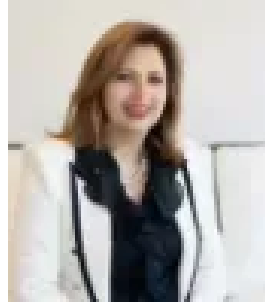
**Parkings: 1**

**Area: 955 m2**

**Type: House**



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Sima Akbarian  
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**\$4,608,000**

Once in a lifetime opportunity - 1st time offered in 38 years Positioned in the heart of St Ives and adjacent to St Ives Village Green is this R4 zoned (high density), rectangular shaped parcel of land, offering a flat 955sqm (approx.) with a 21m (approx.) frontage. This rare development opportunity is presented to the market for the first time in over 38 years and there is scope to construct ten large three-bedroom units, subject to council approval. The house is fully habitable and could also suit those placing a premium on the location and convenience with renovation and building your dream home, an option here. The brick house comprises of three/four bedrooms with a large master bedroom both with built-in robes and walk-in-robes, respectively. There is an eat-in Kitchen centrally located to the L-shaped lounge/dining, internal laundry with full bathroom and level backyard with entertaining patio. Air-conditioning and polish pine floors keep those residing comfortable throughout. There are also plenty of storage areas that can be used in tandem with a single car garage. The location boasts a 200-metre walk to St Ives Shopping centre and a 200-metre walk to Buses 194 and 195 servicing Sydney's CBD and Gordon Train station, respectively. The home is also in the highly coveted St Ives North Public School Zone. Summary Features: ☑ R4 Zoning (high density), 21m frontage of rectangular shape flat land on 955.3sqm. ☑ Potential for 10 x large 3 bedroom units subject to council approval. ☑ Three / Four bedrooms, Master with WIR and ensuite. ☑ Combined lounge dining over polished pine floors. ☑ Eat-in Kitchen with access to internal laundry and bathroom, Single Car Garage ☑ Fully fenced level backyard with outdoor terrace and storage facilities. ☑ St Ives North Public School and St Ives High School zones. Knox, PLC, Sydney Grammar close by. ☑ 200m to St Ives Village Shopping Centre, 200m to Buses 194 and 195 to Sydney CBD and Gordon station, respectively. Disclaimer: Asset Realty believes that this information is correct but does not warrant or guarantee the accuracy of the information. Certain information has been obtained from external sources and has not been independently verified. You should make your own enquiries and check the information.