

# 23/3 Porters Ln, St Ives, NSW, 2075

## Sold Apartment

Monday, 15 May 2023

23/3 Porters Ln, St Ives, NSW, 2075

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Diks

## **Another Great Result... Sold By Team Paul Diks!**

### Sun Drenched Luxury Apartment...Close To Everything

This North facing modern apartment is positioned in a highly sought after location, just seconds from St Ives Village. Offering a wonderful lifestyle surrounded by restaurants and cafes with top schools, shops and transport to rail plus city nearby. Finished to the highest of standards, this lovely apartment combines contemporary open plan living spaces, elegant finishes and quality fixtures and fittings. With an open and airy feel, designed to maximise available space this oversized 1 bedroom plus study apartment is ideal for the first home buyer, downsizer or investor alike. Featuring stone benchtops, Miele Appliances with gas cooktop and dishwasher, ducted reverse cycle air conditioning and intercom, large North facing entertainer's balcony flowing from living area, generously sized North facing bedroom with large built-in, fully tiled bathroom, internal laundry with combined washer/dryer plus ample storage, security car space and NBN.

This 5 year old, executive apartment is located in the heart of leafy St Ives. Close to transport, shops, cosmopolitan restaurants and cafes. The 73 sqm internal apartment is bright, spacious and pleasantly quiet with North facing sun filled living. Featuring full brick construction, high ceilings and quality modern finishes throughout this unit will be a delight to inspect.

- Gourmet kitchen with Miele appliances, gas cooktop and dishwasher
- Large open plan living-dining opens to covered North facing balcony
- Peaceful and leafy outlook with privacy from all aspects of this apartment
- Elevated first floor position in a security building, block B
- Large study, ample storage throughout, high quality fixtures and fittings
- Ideal for first home buyers, downsizer and investors alike
- Currently tenanted until July, can be offered with vacant possession
- Level walk to shops, parks, cafes and public transport
- Secure underground parking, plus storage cage, and plenty of visitor parking
- Strata: \$910.85pq, Council: \$342pq, Water: \$150pq approx, pet friendly

The wellbeing of our employees and clients is first and foremost and we adhere to the most recent Government regulations during the period of COVID-19. For more details on our current Property Inspection Policy for Sale and Rental Properties please visit link provided <https://bit.ly/2UxSwYC>

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