

**311/1-3 Sturt Place, St Ives, NSW 2075**



**Sold Apartment**

Monday, 14 August 2023

311/1-3 Sturt Place, St Ives, NSW 2075

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$915,000**

This light-filled, contemporary apartment is a rare find, nestled serenely in a picturesque tree-lined cul-de-sac that promotes serenity coupled with an unbeatable walk to everything setting. Positioned on the 3rd floor with a corner position and open vistas over the leafy streetscape, it's a light drenched haven of style and comfort. Windows on two sides encourage a fresh, airy feel and the interiors are substantial and well-designed. Living rooms open to a wraparound balcony complete with a gas point for the barbeque. The master suite is over-sized with dual robes, an ensuite and space for a study desk. This impressive package comes with security parking and storage with walk to the bus, village shops and dining, golf, St Ives North Public School and elite private schools convenience. Accommodation Features: \* Quiet and inviting with high ceilings throughout \* Galleries of glass stream in the light, ducted a/c \* Generous and open plan living and dining rooms \* Sliders open to the balcony, chef's stone kitchen \* Gas cooktop, European appliances, dishwasher \* Substantial master with built-in robes, walk-in robe and an ensuite \* 2nd bedroom with robes, contemporary bathrooms \* Plantation shutters, storage wall, internal laundry External Features: \* Exclusive and peaceful cul-de-sac setting \* Security block with lift access, leafy treetop outlook \* Generous wraparound balcony, gas point for the barbeque \* Single security car space plus storage cage Location Benefits: \* 300m to the 195, 195/6, 196, 197 and 582 bus services to St Ives Chase, Gordon station, Mona Vale and Macquarie \* 200m to the village shops and eateries \* 400m to Masada College \* 600m to St Ives Shopping Village \* 1.1km to Pymble Golf Club \* 1.2km to Brigidine College \* 1.3km to St Ives North Public School \* 1.6km to Sydney Grammar \* 1.8km to St Ives High School \* Easy access to Gordon Station Strata levies: \$1,309 per quarter Water Rates: \$158 per quarter Council Rates: \$340 per quarter Contact ☎Giuseppe Princi☎0433 641 046 Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy.