

435/17-19 Memorial Avenue, St Ives, NSW 2075

LJ Hooker

Apartment For Sale

Wednesday, 12 June 2024

435/17-19 Memorial Avenue, St Ives, NSW 2075

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Tom Gu
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Auction | Contact Agent

This sunny, single-level apartment offers a peaceful position with a lovely leafy outlook, providing a perfect haven for the new owners. The tastefully presented interiors invite a seamless flow to the undercover private entertaining terrace, making it ideal for relaxed living and entertaining. This property offers an impressive combination of lifestyle, convenience, and comfort, making it a highly desirable place to call home.

Key Features:- Spacious open plan living and dining area with floor-to-ceiling windows, allowing natural light to flood the space.- Total area of approximately 111sqm on title- Attractive kitchen featuring stainless steel appliances, functional storage, quality gas cooktop, stone benchtop, and splashback.- Big double sliding doors lead to the undercover private entertaining terrace, perfect for outdoor gatherings.- Two well-sized bedrooms, both with built-in wardrobes- Master bedroom includes an ensuite bathroom- Two sleek, modern bathrooms in total- Compact study nook, ideal for working or studying from home- Secure building with video intercom and lift access to parking

Strata Levies \$1,845 pq (approx) Council Rates \$363 pq (approx) Water Rates \$173.29 pq (approx.)- Split system reverse cycle air-conditioners in every room- Resort-style facilities including a fresh water heated indoor pool, spa, sauna, gym, and on-site manager.- Perfectly situated in a highly sought-after and incredibly convenient enclave.

Location Features: - Moments to St Ives fashionable shopping and cafe district.- Level walk to the bus for Gordon train station and city express.- Easy travel to elite North Shore schools including Knox Grammar, Corpus Christi, St Ives High School, Masada, Brigidine, and Sydney Grammar.- In the catchment for St Ives North Public School.

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