

44/3-7 Porters Lane, St Ives, NSW 2075

LJ Hooker

Sold Apartment

Tuesday, 19 September 2023

44/3-7 Porters Lane, St Ives, NSW 2075

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Apartment



Tom Gu

0294968000

\$800,000

Offered for the very first time, this oversized one-bedroom apartment is situated on the sub-penthouse level of a stylish modern building with level entry from the street, video intercom/CCTV security and lift access. The living and dining area is beautifully presented and includes a sizeable home office space, with glass sliders opening to a large covered balcony with leafy northerly outlooks. The open kitchen is smart and stylish and perfect for the home entertainer, with its Caesarstone benchtops, soft-close cabinetry and integrated Miele appliances comprising a dishwasher, microwave, steamer and convection ovens plus wide pantry and space for a French door refrigerator. Generously proportioned, the bedroom has floor-to-ceiling mirrored built-ins, wide north windows and quality carpet, while the bathroom is fully tiled with a separate shower and bath as well as luxurious underfloor heating which was added by the owner during the construction stage. There's also a European-style laundry including dryer, engineered flooring, dual zoned ducted r/c air conditioning and a Rinnai continuous gas hot water system. Completing this excellent package is a basement secure parking space and private lock-up storage, with residents also provided with a car wash bay and communal gardens featuring BBQ facilities. Ideally suited to a young professional couple, downsizers or investor, the apartment presents as-new throughout and ensures a lifestyle of relaxed luxury and exceptional convenience with superb amenities within walking distance.

Property Features:- Light filled open living, dining and Miele/gas kitchen- Generous undercover balcony with leafy north aspect- North facing bedroom featuring quality built-in robes- Full bathroom provides luxurious underfloor heating- Engineered timber floors and ducted air conditioning- European laundry, basement car space, storage cage

Location Features:- Approx. 200m to Gordon rail/Macquarie buses- Approx. 450m to St Ives Shopping Village- Approx. 700m to Corpus Christi Catholic Primary- Approx. 800m to nearest stop for city buses- Approx. 800m to Masada College- Approx. 1.3km to Brigidine College- Approx. 2.0km to Sydney Grammar Prep School

Outgoings: Water: \$173 p.q (approx.) Council rate: \$360 p.q (approx.) Strata: \$1,048 p.q (approx.)

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