

**451/17-19 Memorial Avenue, St Ives, NSW 2075**



**Sold Apartment**

Friday, 29 September 2023

451/17-19 Memorial Avenue, St Ives, NSW 2075

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$923,000**

Enjoyed and well looked after since bought by its owner occupier off the plan, this exceptional apartment makes a strong first impression, enjoying a very private and peaceful setting. Set back in the block with some elevation, the expansive floorplan is immaculately presented, featuring spacious open plan living areas that flow out to the substantial entertainer's balcony. Be treated to a delightful treetop outlook that is inspiring at all times of the year. This outstanding apartment has a modern stone and gas kitchen plus two well-separated bedrooms that include the master with an ensuite. It enjoys the unique benefit of accessible over-sized parking with space for two cars plus superb on-site amenities. The premium address rests across from The Village Green and steps to the bus, village shopping and St Ives North Public School. Accommodation Features: \* Engineered flooring and high shadow line ceilings \* Free flowing and spacious living and dining rooms \* Large bank of floor to ceiling sliders, reverse cycle a/c \* Stone topped gas kitchen with European appliances \* Large bedrooms all with robes \* Private master wing with built-in robes and ensuite \* Second bedroom with robes, European style laundry External Features: \* Set back from the road surrounded by park-like gardens \* Level access from the street, lift access to its parking \* Completely private with a green leafy outlook \* Substantial covered entertainer's terrace \* Over-sized accessible parking with room for two cars \* Exceptionally well maintained complex, visitor parking \* Indoor heated pool, gymnasium and sauna Location Benefits: \* Bus stop for the 194, 195, 195/6, 582 and 591 services to the city, St Ives village, Turramurra, Gordon, Mona Vale and Macquarie University is at the front gate \* Adjacent to St Ives Village Green \* 400m to St Ives Shopping Village \* 900m to Pymble Golf Club \* 700m to Masada College \* 1km to St Ives North Public School \* Close to Brigidine, Sydney Grammar and St Ives High School \* Easy access to Gordon Station Strata levies: \$1,757 per quarter (approx.) Council rates: \$363 per quarter (approx.) Water rates: \$173 per quarter (approx.) Apartment + Balcony 103 sqm Carspace 25 sqm Contact ☎Giuseppe Princi☎0433 641 046 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.