

471/17-19 Memorial Avenue, St Ives, NSW 2075



## Apartment For Sale

Tuesday, 20 August 2024

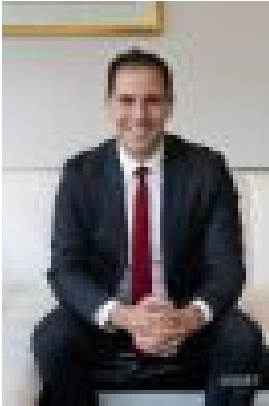
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Ari Akbarian  
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James Perry  
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## For Sale

Experience unparalleled living in this elegantly designed St Ives apartment, where modern luxury meets everyday convenience. The spacious open-plan living and dining areas are bathed in natural light, thanks to the seamless flow to the north-facing balcony, perfect for all-season entertainment. With three well-appointed bedrooms featuring built-in robes and air conditioning, comfort is guaranteed. The master suite offers a private retreat with a luxurious ensuite, complete with a full bathtub. The eat in kitchen is a chef's dream, boasting high-end finishes, including a gas cooktop, dishwasher, breakfast bar and Caesarstone benchtops. This residence also offers access to top-tier amenities like a fully equipped gym, indoor pool, spa and sauna, ensuring a resort-style living experience. Secure double car spaces, a lock-up storage unit, and an onsite building manager provide peace of mind. Located just a short walk from St Ives Shopping Centre and well-connected by buses to Gordon station and the CBD, this apartment is ideal for those who value both style and convenience. Families will appreciate the location within the sought-after St Ives North Public School catchment.

Features:

- Spacious 3 bedrooms with built-in robes and air conditioning. Master also boasts luxurious ensuite with a full bathtub.
- Open plan living / dining area with modern aesthetics. Study nook and Storage.
- All-weather balcony for seamless indoor-outdoor living with Northeast aspect.
- Chic bathrooms and internal laundry with dryer. Air Conditioning.
- Eat in kitchen with gas cooktop, dishwasher, and Caesarstone benchtops
- Double security car spaces, lock-up storage and lift access.
- Security intercom system, Gym, indoor pool, Spa and Sauna.
- Within St Ives North Public and St Ives High School catchment.

Location Benefits:

- 45m to 194, 195, 195/6, 582 and 591 bus services to the City, Turramurra, Gordon Train station, Mona Vale, Hornsby Westfield and Macquarie Shopping Centre, Hospital and University.
- Adjacent to St Ives Village Green and 400m to St Ives Shopping Village.
- 700m to Masada College, 1km to St Ives North Public School, Close to Brigidine, Sydney Grammar and St Ives High School.
- Strata Levies \$2,200.00pq approx; Water Rates \$175pq approx.; Council rates \$370pq approx.