

7/1-5 Lynbara Avenue, St Ives, NSW, 2075



Apartment For Sale

Friday, 9 August 2024

7/1-5 Lynbara Avenue, St Ives, NSW, 2075

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

North-facing 3 bedroom apartment with oversized courtyard

This exceptional north-facing ground floor residence in sought-after 'Lynbara Apartments' is quietly nestled within easy walking distance of St Ives Village, restaurants, cafes, city and local transport and highly desirable schools. Featuring the largest and newly-landscaped courtyard in the building, perfect for entertaining; with private leafy outlooks and a multipurpose sunroom with new retractable screen, lighting and built-in heating. This outstanding property displays effortless indoor/outdoor living all year round. With premium renovated finishes, clean lines, excellent natural light and generous proportions in all rooms, this stunning apartment presents a fantastic opportunity.

- Newly landscaped north-facing courtyard, with easy-care porcelain tiling, low maintenance garden, providing abundant space for entertaining, kids and pets, with its own private entry gate
- Multipurpose sunroom/alfresco area with Thermastrip heater and weatherproof Ziptrak retractable clear blind and (soon to be installed Crimsafe security sliding doors, allowing unhindered views and insect protection)
- Light-filled freshly painted interiors with clean lines, European wide-plank natural oak flooring with modern art deco trims and skirtings, upgraded dimmable and colour switchable LED lighting, along with new Clipsal power points throughout
- Premium stone kitchen with Smeg appliances, gas cooktop and abundant storage
- Bedrooms immersed in privacy, built-in wardrobes, plus ensuite to master with custom frameless shower by Mark Rogerson Glass, along with new shower fittings
- Contemporary main bathroom with separate bath and custom frameless shower by Mark Rogerson Glass and new shower fittings, functional laundry (doors to be installed soon)
- Ducted air conditioning, louvre windows, new roller blinds, NBN connection
- Secure intercom entrance, side-by-side double parking plus large storage cage (with strata permission to add even more additional storage in front of car spaces)
- Stanley Street entrance, ample visitors parking, sought-after walk to shops location

Apartment + Courtyard 188sqm

Parking + Storage 36sqm

Total Area On Title 224sqm

Strata Levies: \$2,323.20 pq

Council Rates: \$384.00 pq

Water Rates: \$172.79 pq