

3/24 Memorial Avenue, St Ives, NSW 2075



Villa For Sale

Saturday, 29 June 2024

3/24 Memorial Avenue, St Ives, NSW 2075

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



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Auction Saturday 27 July, 4pm

Perfectly positioned at the rear of a sought-after block of just 3 villas for over 55's, it offers a private setting with a northerly aspect. The spacious single level floorplan is inviting and features refreshed interiors with high ceilings, new carpets and light-filled interiors. Set apart from its peers, it enjoys wraparound alfresco areas and the delight of its own private fenced lawn and garden. There are spaces to enjoy at all times of the year including a north facing terrace with awning, casual living zones and a formal lounge with a gas fireplace. Other key features include an abundance of storage, master with ensuite and a covered access double garage. The address is premium, placing it within level walking distance of St Ives Shopping Village, buses, Pymble Golf Club and parks.

Accommodation Features:

- * Refreshed interiors, high ceilings, single level design
- * Gracious formal lounge with a gas fireplace, ducted a/c
- * Spacious and open plan living and dining opens out to the rear and north facing terraces
- * Well-appointed Corian kitchen, European appliances
- * Abundance of storage cupboards, bespoke cabinetry
- * Three generous bedrooms with robes, master with multiple robes and an ensuite with spa
- * Main bathroom, laundry, gas bayonet

External Features:

- * Peaceful and privately set away from the road
- * Exclusive collection of only three over 55's villas
- * Wraparound terrace, north facing terrace with a retractable blind
- * Covered entertainer's terrace
- * Private fenced back lawn and garden, garden shed
- * Covered access to the double lock up garage with storage
- * Additional off-street parking

Location Benefits:

- * 240m to the 194X City bus service
- * 280m to the 195, 195/6, 582 and 591 bus services to St Ives Chase, the Village, Gordon and Hornsby
- * 650m to The Village Green
- * 700m to St Ives North Public School
- * 750m to St Ives Shopping Village
- * 800m to Masada College
- * 800m to St Ives Preschool Kindergarten
- * 1.1km to Pymble Golf Club
- * 1.4km to Brigidine College
- * 1.9km to Sydney Grammar
- * Close to St Ives High School

Contact [James Levy](#) ☎0414 474 868 All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.