

St Ives, 301/1-3 Sturt Place

Spacious Light-Filled Retreat with Ultimate Convenience

Nestled within a convenient, leafy enclave, this refined apartment presents a seamless blend of modern convenience and tranquil living. Its spacious, open-plan design welcomes abundant natural light, creating an inviting atmosphere for both relaxed living and effortless entertaining.

Warm floorboards flow through the living and dining areas, adding a touch of elegance, while large glass doors extend the space outdoors to a covered balcony. This private retreat is perfect for enjoying morning coffee or alfresco dining, overlooking lush greenery and capturing the fresh air.

The sleek, contemporary kitchen has been thoughtfully designed, equipped with premium stainless steel appliances, stone benchtops, and ample storage.

Accommodation is equally impressive, with well-proportioned bedrooms featuring built-in

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2

1

Auction

Sat 2nd Aug @ 1:00PM

View

Sat 2nd Aug @ 9:45AM - 10:15AM

Contact

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LJ Hooker Gordon
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wardrobes. The master suite offers a touch of luxury with its own ensuite.

Positioned for exceptional convenience, this residence is just moments from St Ives Shopping Village, offering a wide selection of specialty stores, cafes, and essential services. It also provides easy access to local parks, public transport, and some of the area's most prestigious schools. With a secure car space and storage cage, lift access, and intercom security, every detail has been considered to enhance the living experience.

Property Features:

- Open-plan living area flowing to a covered balcony with leafy views
- Modern kitchen with quality appliances, stone benchtops, & storage
- Generous bedrooms with built-ins wardrobes and floorboards
- Master bedroom with private ensuite, fitted with a bath and shower
- Double windows in both bedrooms with excellent sound insulation
- Secure basement car space with storage, intercom security
- Ducted air conditioning throughout, internal laundry, lift access
- Peaceful, leafy setting offering a sense of privacy and tranquility
- Just moments from St Ives Shopping Village, supermarkets, cafes
- Within the St Ives North Public and St Ives High School catchments
- Nearby prestigious schools such as Masada College, Brigidine College, & Sydney

Grammar Prep

- Convenient public transport options, including express buses to the CBD, Macquarie Park, and Chatswood & Gordon Station
- Easy access to local parks, walking trails, and recreational facilities

Outgoings:

Strata: \$1,379 p.q (approx.)

Council: \$374p.q (approx.)

Water: \$169 p.q (approx.)

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.



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More About this Property

| | |
|----------------------|--|
| Property ID | SYJHJX |
| Property Type | Apartment |
| House Size | 104 m2 |
| Including | Ensuite Ducted Cooling Ducted Heating Toilets (2) Intercom Balcony Dishwasher Floorboards Built-in-Robes |

Kenny Gong 0456 887 000

Managing Director | Sales Executive | kgong@ljhookergordon.com.au

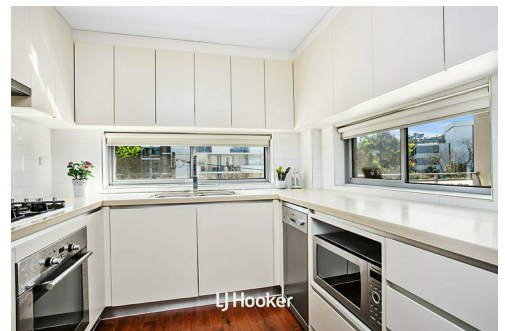
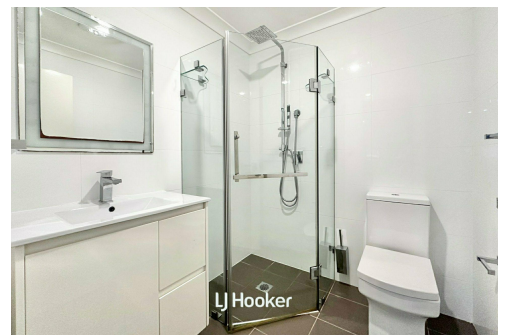
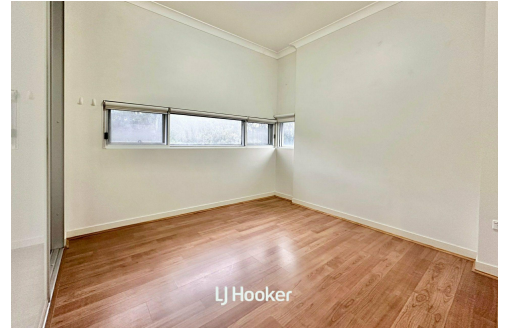
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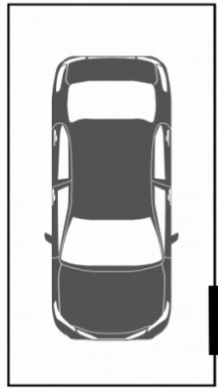
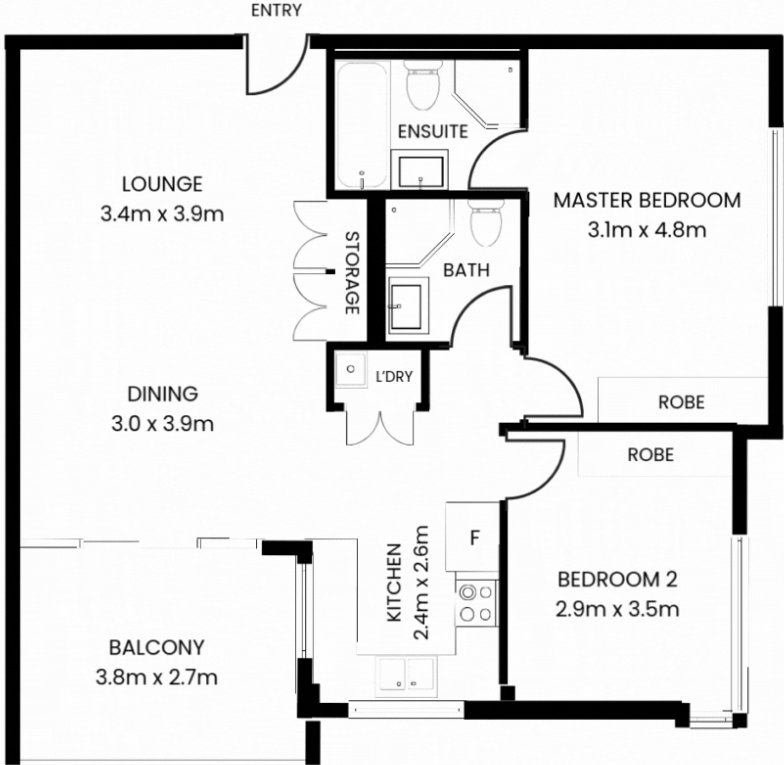


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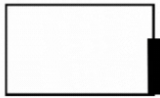
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| | | |
|---------------------|--------|-----------|
| Internal & Balcony | 87sqm | (approx.) |
| Car Space & Storage | 17sqm | (approx.) |
| Total | 104sqm | (approx.) |



CAR SPACE



STORAGE CAGE
2.2m x 1.4m

Disclaimer: Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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