

## 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.

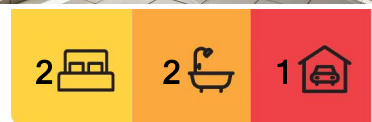
Warm floorboards flow through the living and dining areas, adding a touch of elegance, while large glass doors extend the space outdoors to a covered balcony. This private retreat is perfect for enjoying morning coffee or alfresco dining, overlooking lush greenery and capturing the fresh air.

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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**For Sale**  
\$799,000-\$849,000 For Sale

**View**  
Sat 31st May @ 10:00AM - 10:30AM

**Contact**  
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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.)

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## More About this Property

<b>Property ID</b>	SYJHJX
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (2)

#### Kenny Gong 0456 887 000

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#### Eugene Daley 0412 362 291

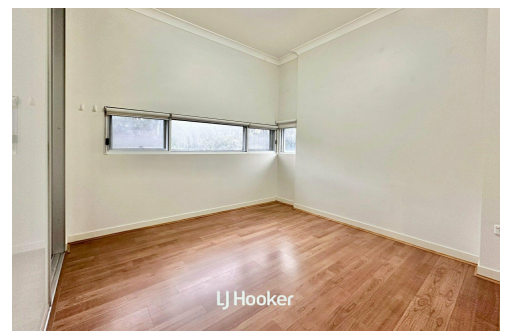
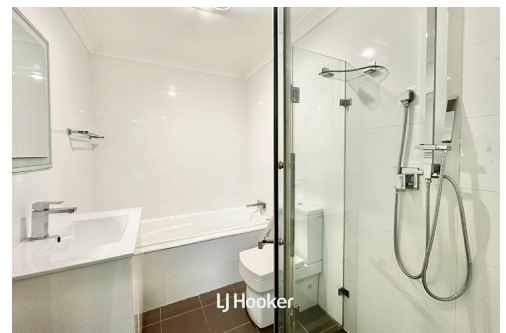
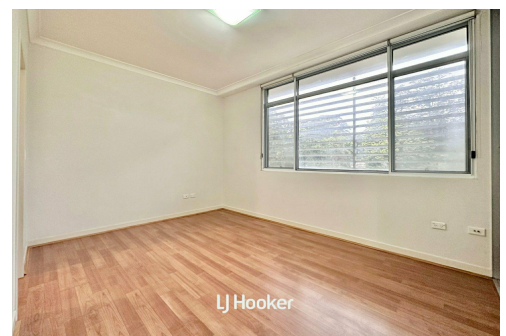
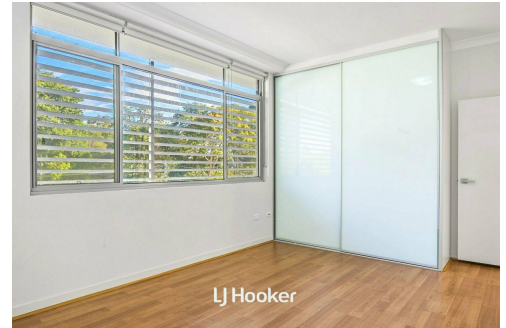
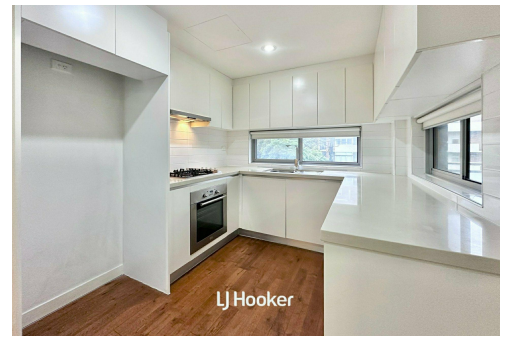
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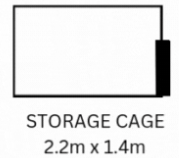
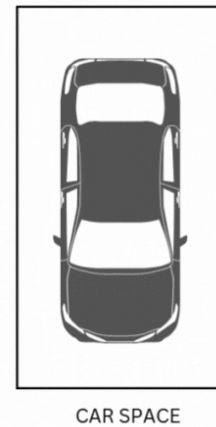
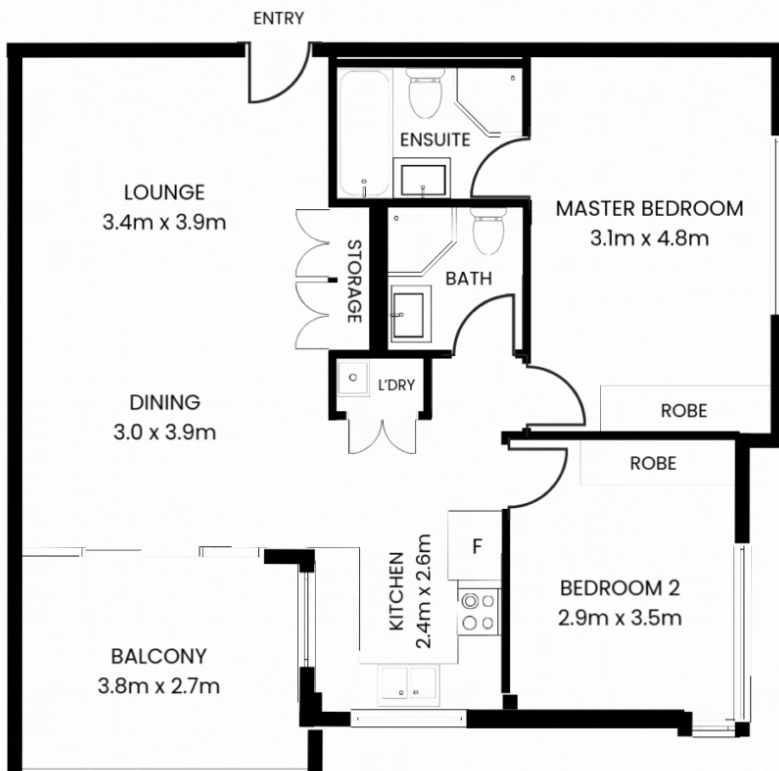
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### 301/1-3 Sturt Place, St Ives NSW 2075

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



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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