




411/1-3 Sturt Place, St Ives

Elevated North-West Facing with Leafy Views & Dedicated Study Room

Positioned on a high level within a secure and well-maintained complex, this bright and spacious two-bedroom apartment with a dedicated study enjoys a prized north and west-facing corner position, capturing abundant natural light throughout the day. Enhanced by high ceilings, newly installed engineered floorboards, LED lighting and updated privacy curtains and roller blinds, the residence combines modern comfort, generous proportions and everyday convenience in the heart of St Ives, just moments from shops, cafes and transport options.

The generous open-plan living and dining area is thoughtfully designed, framed by large windows that maximise natural light and leafy outlooks. Flowing seamlessly onto the covered balcony, the living space creates an effortless indoor-outdoor connection ideal for both everyday living and entertaining. The modern gas kitchen with windows along the benchtop is well-appointed with stainless steel appliances, a dishwasher and ample storage, combining both style and functionality.

2  2  1 

AUCTION

Sat 27th Jun @ 12:00PM

VIEW

Wed 17th Jun @ 11:45AM - 12:15PM

AGENTS

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Two generously sized bedrooms deliver excellent comfort and functionality, including an oversized master with an ensuite featuring a separate bathtub and shower. Adjoining the master bedroom, the versatile study room provides an ideal work-from-home space, offering excellent flexibility for modern living.

Additional features include secure intercom entry, lift access, central air conditioning, secure parking and extensive internal storage with multiple linen cupboards.

Perfectly positioned for lifestyle convenience, the apartment is only a short stroll to St Ives Shopping Village, local cafes and city buses with easy access to rail connections. It is also located within the highly regarded catchment for St Ives North Public School (subject to change) and close to several prestigious private and public schools.

Property Features:

- High-level north and west-facing corner position
- Bright and spacious interiors with leafy outlooks
- Newly installed engineered floorboards and LED lighting
- High ceilings enhancing natural light and openness
- Seamless flow from living spaces to the covered balcony
- Modern gas kitchen with stainless steel appliances and dishwasher
- Two generously sized bedrooms with built-in wardrobes
- Oversized master with ensuite featuring separate bathtub & shower
- Versatile adjoining study room ideal as a home office
- New privacy curtains & roller blinds throughout
- Secure parking, intercom entry and lift access
- Central air conditioning and extensive internal storage throughout

DISCLAIMER: All information contained herein is gathered from sources we believe to be 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 relied upon by a third party without the expressed written permission of LJ Hooker Gordon.

MORE DETAILS

Property ID	TCTHJX
Property Type	Apartment
Including	Study
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Balcony
	Dishwasher
	Built-in-Robes

Kenny Gong 0456 887 000

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

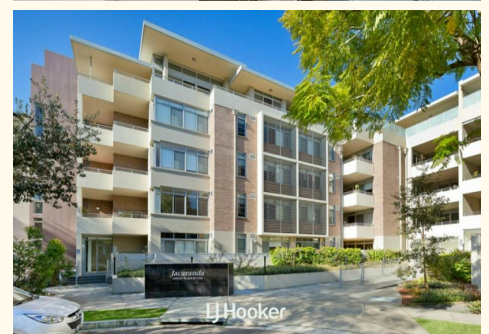
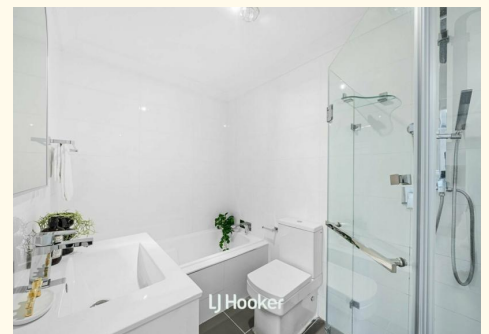
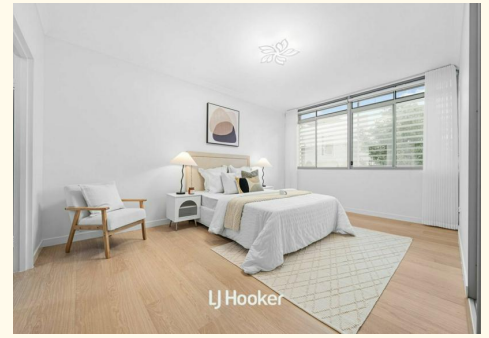
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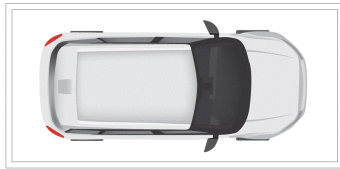
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411/1-3 Sturt Place, St Ives, NSW 2075

Internal & Balcony	93m ² (Approx.)
Car space & Storage	17m ² (Approx.)
Total	110m ² (Approx.)



SECURE CAR SPACE
(NOT IN POSITION)



STORAGE
(NOT IN POSITION)



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.

LJ Hooker Gordon