

## St Ives, 436/17-19 Memorial Ave

Spacious and Stylish on Convenient Location with Resort-Style Facilities

Positioned at Block D within the prestigious Lorelea Gardens complex, this beautifully appointed apartment delivers an exceptional lifestyle of comfort, space, and convenience. Light-filled and thoughtfully designed, the residence is set in the highly sought-after complex and enjoys the added advantage of having no shared walls - creating a sense of privacy and peace that's rarely found in apartment living.

Step into a spacious open-plan living and dining area featuring high ceilings and large windows, where natural light pours into every corner of the home. A generous balcony extends the living space outdoors, complete with movable louvre screens to ensure comfort and privacy for alfresco dining or quiet morning coffees.

Located just a short stroll from St Ives Shopping Village, with boutique shopping, cafes, restaurants, and everyday essentials right at the doorstep. Nearby St Ives Village Green



**Disclaimer:** 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.



**Auction**

Sat 23rd Aug @ 11:00AM

**View**

By Appointment

**Contact**

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**LJ Hooker Gordon**  
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offers expansive parkland, tennis courts, a skate park, and playgrounds, perfect for families and outdoor enthusiasts. Public transport options are plentiful, with buses to the CBD, Gordon Station, Macquarie Park, and the Northern Beaches just moments away.

#### Property Features:

- Spacious open-plan living with high ceilings and abundant natural light
- Large private undercover balcony with movable louvre privacy screens
- Gourmet gas kitchen with Caesarstone benchtops and ample storage
- Master bedroom includes modern ensuite & a full size bathtub
- Two generous sized bedrooms, both with built-in wardrobes
- Two stylish bathrooms with quality fittings and finishes
- Internal laundry with ample storage and functional layout
- Secure car space, video intercom, lift, and air conditioning
- Heated fresh water indoor pool, spa, sauna for all-year-round use
- Fully equipped gym and landscaped manicured gardens to enjoy
- Pet-friendly complex with on-site management and security

#### Location Features:

- Walk to St Ives Shopping Village and cafes nearby
- Steps from parks, playgrounds, and tennis courts
- Easy access to buses for CBD and Gordon Station
- Zoned for St Ives North Public, St Ives High School

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.

## More About this Property

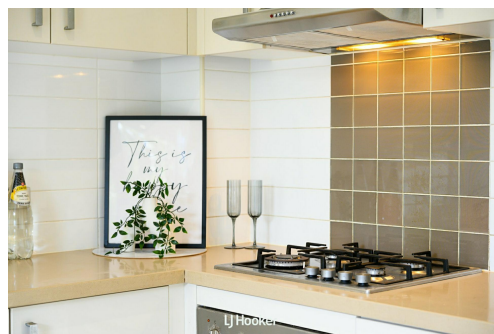
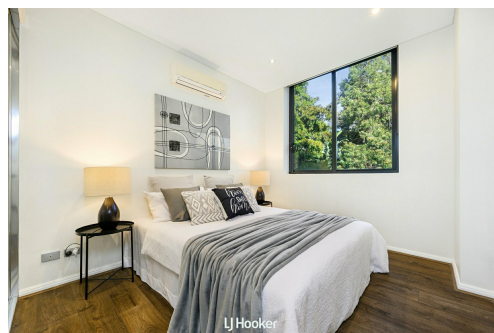
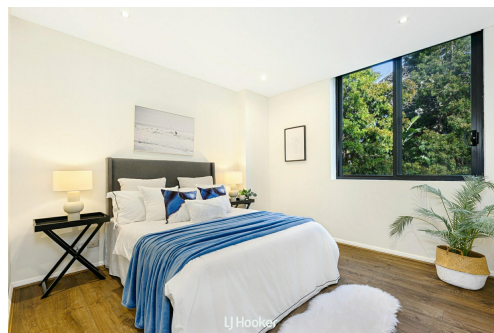
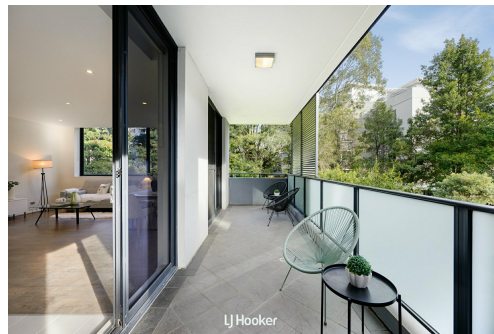
Property ID	T0VHJX
Property Type	Apartment
House Size	117 m2
Including	Ensuite Air Conditioning Toilets (2) Intercom Pool Spa Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking

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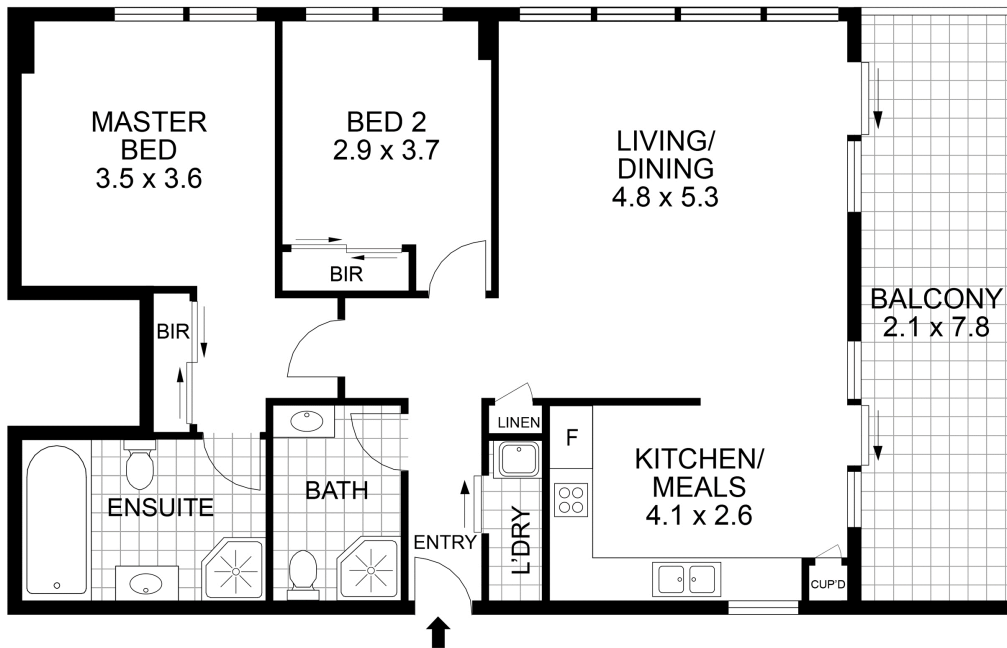


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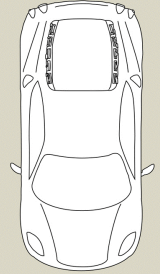


## 436/17-19 Memorial Avenue, St Ives

Internal & Balcony	103m <sup>2</sup>	(approx.)
Car Space	14m <sup>2</sup>	(approx.)
Total	117m <sup>2</sup>	(approx.)



SECURE UNDER  
COVER  
CAR SPACE  
2.6 x 5.3



Disclaimer: Drawing not to scale. Please note that while the information contained in this floorplan is provided by reliable sources, we cannot guarantee its accuracy. It is intended as a guide. Interested parties should rely on their own enquiry

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