



St Ives, 523/17-19 Memorial Ave

Stunningly Renovated, Sun-Drenched Apartment with Panoramic District Views

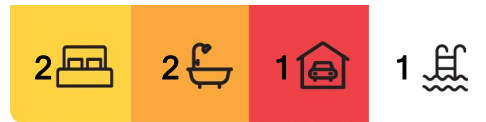
Bathed in abundant natural light, this beautifully renovated dual-level apartment presents premium contemporary finishes and a superb north-facing layout. The spacious open-plan living and dining area effortlessly extends onto a sun-drenched balcony, showcasing expansive district views — ideal for both relaxing and entertaining. The kitchen boasts a new gas cooktop and range hood, blending function with sleek design.

The generous master bedroom with it's own private level, features a private ensuite and built-in robes. A large, windowed study, could easily served as guest bedroom, adding versatile living options to the floorplan.

Throughout, fresh modern updates include brand-new flooring, a neutral paint palette, and stylish light fixtures that create a warm, inviting atmosphere. Residents enjoy secure underground parking, with additional visitors parking conveniently available. The building's



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For Sale
SOLD prior to auction!

View
ljhooker.com.au/SYTHJX

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lifestyle amenities include an indoor heated pool, relaxing spa, sauna, and a fully equipped gym — perfect for wellness and leisure.

Set just moments from St Ives Village shops, this home is within walking distance to St Ives North Primary and several elite schools. City express buses and convenient rail connections are nearby, providing quick and easy access to Gordon CBD and the Sydney metro station, making commuting effortless.

Property Features:

- Spacious open-plan living and dining area flowing to a sunny balcony
- Stylish modern kitchen featuring gas cooking and stainless steel appliances
- Two generously sized bedrooms, including a master with private ensuite
- Versatile study room that can easily function as a third bedroom
- Two contemporary bathrooms with sleek, high-quality fixtures and fittings
- Secure underground parking plus convenient visitor parking spaces available
- Indoor heated pool, relaxing spa, sauna, and a fully equipped gym
- Just moments from St Ives Village shops, walk to St Ives North Primary & elite schools
- City express buses and convenient rail connections are close by
- Quick and easy access to Gordon CBD and Sydney metro station

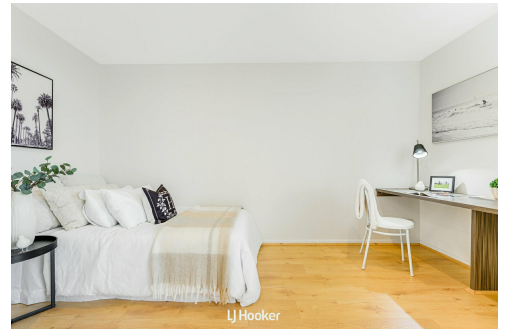
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More About this Property

Property ID	SYTHJX
Property Type	Apartment
House Size	133 m2
Including	Ensuite Study Air Conditioning Intercom Pool Spa Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage

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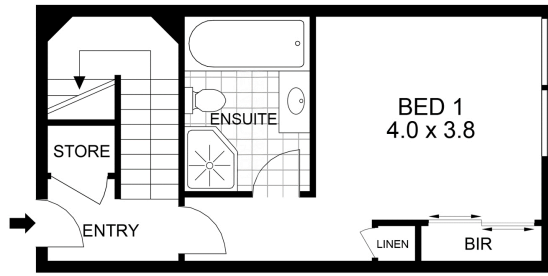


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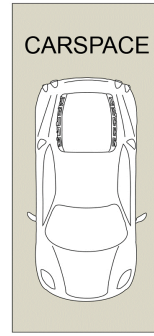
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523/17-19 Memorial Avenue, St Ives

Internal+External: 119m²(Approx.)
Carspace: 15m²(Approx.)
Total Area: 133m²(Approx.)



LEVEL 5



LEVEL 6



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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