



559/17-19 Memorial Ave, St Ives

2  2  1 

Captivating Dual-Level Apartment in the Prized Complex

Discover a rare opportunity to own a spacious, sun-drenched dual-level apartment in the highly sought-after 'Loralea Gardens' complex. This immaculate two-bedroom residence is perfectly positioned on the north-facing E block, offering a peaceful setting away from traffic while providing effortless access to local amenities.

Boasting an impressive 118 square meters (approx.) on title, the home features fresh paint and elegant timber floors, creating a versatile canvas for both relaxation and entertainment. The generous open-plan living area flows seamlessly to a covered alfresco balcony—an ideal setting for gatherings with family and friends.

The entire lower level is dedicated to a luxurious parent's retreat, offering a tranquil garden view and a serene space for relaxation. Indulge in the full ensuite bathroom, while mirrored robes add a touch of sophistication.

Residents enjoy a resort-style lifestyle with manicured gardens, a heated indoor pool, spa, sauna, and gymnasium. The location is unparalleled, mere footsteps from St Ives Village shops, cafes, elite schools, and city bus services. The property also sits within the coveted St Ives North Public-School catchment.

FOR SALE
Auction

AGENTS

Tom Gu
0411 828 736
tomgu@ljhookergordon.com.au

AGENCY

LJ Hooker Gordon
(02) 9496 8000

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**

Property Features:

- Flexible two-storey floor plan maximised with north-south cross ventilation
- Spacious 118sqm (approx.) floor plan with fresh painting and timber floor
- Open plan living and dining flows to a covered entertaining balcony
- Gourmet gas kitchen with stone benchtops, oven, dishwasher, and pantry
- Luxurious parent's retreat with garden view, full ensuite, and mirrored robes
- Spacious second bedroom with built-in wardrobes
- Modern, fully tiled bathrooms and a European laundry, plus study nook
- Reverse cycle air-conditioning throughout and high shadow-line ceilings
- Secure parking and video intercom entry, pet friendly complex
- Access to first-class amenities: heated indoor pool, spa, sauna, and gym
- St Ives North Public-School catchment, easy access to elite private schools

Fees,

Strata levy, \$2020pq. approx.

Council rate, \$403pq. approx.

Water rate, \$172pq. 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.

MORE DETAILS

Property ID	T51HJX
Property Type	Apartment
House Size	118 m2
Including	Ensuite Study Air Conditioning Toilets (2) Intercom Pool Spa Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

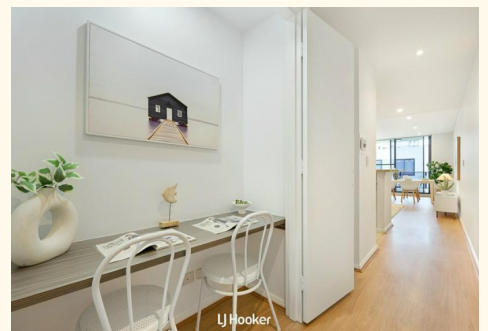
Tom Gu 0411 828 736

Sales Executive | tomgu@ljhookergordon.com.au

LJ Hooker Gordon (02) 9496 8000

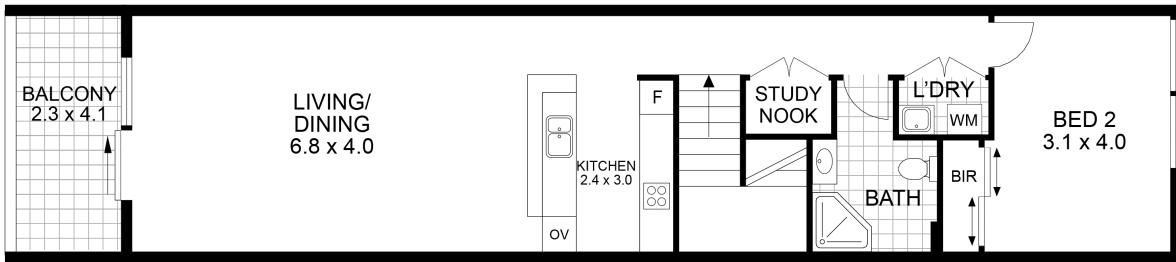
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072

gordon.ljhooker.com.au | reception@ljhookergordon.com.au

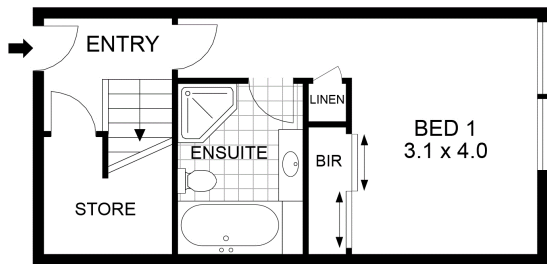


559/17-19 Memorial Avenue, St Ives

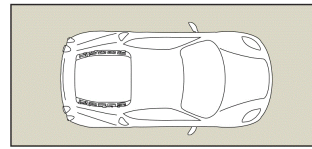
Internal+External: 104m²(Approx.)
Carspace: 14m²(Approx.)
Total Area: 118m²(Approx.)



LEVEL 6



LEVEL 5



CARSPACE



NORTH

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

LJ Hooker Gordon

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.