



631/17-19 Memorial Ave, St Ives

2 🏠 2 🚿 1 🚗

Leafy Outlook Apartment in Resort-Style Complex

FOR SALE
SOLD Prior to Auction!

AGENTS

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

AGENCY

LJ Hooker Gordon
(02) 9496 8000

The apartment is at Building C. Please park and enter from Sturt Pl, St Ives.

Discover a sun-filled, single-level apartment in a peaceful, leafy setting. Freshly painted and perfectly laid out for a growing family, this residence features tasteful interiors that flow seamlessly to an undercover private terrace—ideal for relaxed living and entertaining.

Combining comfort, convenience, and an enviable lifestyle, this apartment is a highly desirable place to call home.

Key Features:

- Spacious open-plan living and dining area with floor-to-ceiling sliding doors, flooded with natural light
- Modern kitchen with stone benchtops, stainless steel appliances, gas cooktop, and storage cupboard
- Large undercover private terrace, accessible via double sliding doors—perfect for family gatherings
- Two well-proportioned bedrooms, both with built-in wardrobes; the master includes an Ensuite

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

 **LJ Hooker**

- Two sleek, modern bathrooms and a compact study nook—ideal as work from home office
- Approximately 119sqm on title, includes balcony, secure car space, and storage cage
- Secure building with video intercom and lift access to the parking level
- Split-system reverse-cycle air conditioning throughout
- Resort-style facilities: heated indoor freshwater pool, spa, sauna, gym, and on-site manager

Prime Location:

- Moments from St Ives' vibrant shopping and cafe district
- A short, level walk to express bus services to Gordon Station and the city
- Easy access to elite North Shore schools including Knox Grammar, Corpus Christi, St Ives High, Masada, Brigidine, and Sydney Grammar
- Within the catchment for St Ives North Public School

Estimated Quarterly Fees:

- Strata Levies: \$1,974
- Council Rates: \$403
- Water Rates: \$175

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

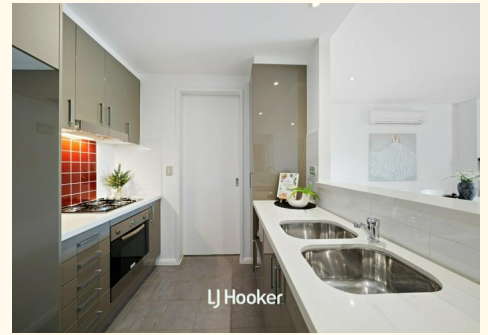
Property ID	T44HJX
Property Type	Apartment
House Size	119 m2
Including	Ensuite Study Air Conditioning Intercom Pool Spa Balcony Gym Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

Tom Gu 0411 828 736

Sales Executive | tomgu@ljhookergordon.com.au

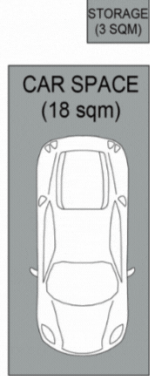
LJ Hooker Gordon (02) 9496 8000

Shop 1, 777-779 Pacific Highway, GORDON NSW 2072
gordon.ljhooker.com.au | reception@ljhookergordon.com.au



631/17-19 Memorial Avenue, St Ives

Internal & Balcony	98sqm	(approx.)
Car Space + Storage	21sqm	(approx.)
Total	119sqm	(approx.)



(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

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.

