



331/17-19 Memorial Avenue St Ives, NSW

2 bed | 2 bath | 1 car

SOLD BY JAMES YAHL

Set amidst beautifully manicured gardens, this ground-floor apartment basks in a coveted location within the prestigious 'Loralea Gardens' complex. Showcasing premium finishes and the luxury of resort-style facilities, it represents an outstanding lifestyle opportunity for young families and discerning downsizers. Framed by an enclosed entertaining terrace for the utmost privacy, from here it's mere footsteps to St Ives Shopping Village and moments to the highly regarded St Ives North Public School. Promising carefree living in one of the area's most esteemed developments, enjoy the convenience of city buses, a bustling caf- scene and playing fields at your door.

- Open plan living with floor-to-ceiling glass sliders to spacious alfresco setting
- Gourmet CaesarStone gas kitchen equipped with stainless steel appliances
- Semi-integrated dishwasher, 40mm stone benchtops and integrated microwave
- Full-length entertaining terrace and rolling communal lawns perfect for children
- King-sized master, concealed study nook and mirrored robes in both bedrooms
- Fully tiled modern bathroom plus internal laundry with custom-built storage
- Reverse cycle air conditioning in living and bedrooms, high shadowline ceilings
- First-class amenities including heated indoor pool, spa, sauna and gymnasium
- Onsite building manager and lift to security parking plus lock-up storage cage
- Walk to caf- s, boutique shops, transport and an excellent selection of schools

James Yahl

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