



554/17-19 Memorial Avenue St Ives, NSW

2 bed | 2 bath | 1 car

Boutique north-facing village apartment

Combining convenience with a stylish dual-level floor plan, this prized corner apartment enjoys a premier lifestyle setting within Block E of the prestigious 'Loralea Gardens' development. Perfectly placed to immerse yourself in the area's eclectic village lifestyle whilst indulging in the abundant first-class facilities and sprawling manicured grounds the complex offers, this is an outstanding opportunity for families to secure a home inside this esteemed community enclave. Featuring an incredible 149sm in title flowing to a private northerly balcony, its coveted location delivers an excellent choice of schools and transport services.

- A rarely offered dual-level floor plan tailored to maximise its northerly aspect
- Gourmet gas kitchen, 40mm CaesarStone benchtops, stainless steel appliances
- Generous living with floor-to-ceiling glass sliders opening to a private balcony
- Secluded parents' suite includes a fitted walk-in robe and full modern ensuite
- 2nd double bedroom on the upper-level plus oversized study with built-in desk
- Pristine tiled bathrooms, internal laundry with storage and built-in wardrobes
- Floorboards throughout and reverse cycle air conditioning in every room
- Video intercom entry, lift access to secure parking and onsite building manager
- Heated indoor pool, sauna, spa, gymnasium and expansive manicured gardens
- Within the coveted St Ives North PS catchment and moments to elite schools
- Footsteps to the Village Green, boutique shops, cafés, restaurants and buses

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