



7/317 Mona Vale Road St Ives, NSW

3 bed | 2 bath | 2 car

Fabulous over 55's living in the heart of St Ives

Set back from the road within a highly sought after over 55's development, this single-level villa style apartment offers a convenient lifestyle sanctuary.

Framed by front and rear courtyard gardens the property provides low maintenance living without compromising on space or comfort.

Heightened by easy ground-floor entry with lift access to the secure basement parking, from here you can leave the car at home and stroll to caf- s and local shops or hop on a bus for a rapid commute to the city, Macquarie Park and Gordon station.

Enjoying a sun-filled easterly rear courtyard garden and a well-equipped Smeg kitchen, entertaining is a breeze while the master bedroom includes a spa ensuite and the 3rd bedroom is ideal as an additional living space or home office.

****Over 55's development, one resident must be over 55****

- Highly regarded boutique security complex with access via Woodbury Road
- Ground-floor location bordered by dual private walled courtyard gardens
- Spacious tiled living area opens to the easy-care gardens and terrace
- Open plan kitchen with CaesarStone benchtops and Smeg appliances
- Plentiful storage/drawers, Smeg stainless dishwasher and internal laundry

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