



33/2-4 Sturt Place St Ives, NSW

3 bed | 2 bath | 2 car

## Sun-drenched, luxury apartment living

In the heart of St Ives and elevated on the third floor of the highly regarded "Catalina" building this stylish modern apartment offers luxury living in a convenient premier location. Situated in a leafy cul-de-sac within a short level walk to St Ives shopping village, cafes, restaurants, schools and city / area buses, this stunning, refreshed apartment rests above the trees, enjoying a northeast aspect and district views. Light and refreshed interiors showcase a layout that is streamlined in its design, boasting luxury finishes and residing within "Catalina", a well-maintained, contemporary security building with lift. Arrive home to relaxed easy-care living and an on-site swimming pool. This is a great opportunity for downsizers, a young family or investors.

- Lifestyle of convenience, level walk to St Ives Village and strip shops, restaurants, cafes
- City, Gordon, Macquarie, local area bus stops just a level stroll away
- Light and bright open plan living & dining flows to the covered balcony
- Kitchen with stone benchtop, Miele gas cooktop, oven, dishwasher
- Three bedrooms, balconies to two, built-in/walk-in robes, refurbished ensuite to main bed
- Two fully tiled bathrooms, with showers, main with bath, internal laundry
- Swimming pool in communal garden, generous balcony with leafy district views
- Security, tandem parking for 2 cars, lift, storage unit, ducted reverse air-con, gaspoint
- Great first home, fabulous empty nest, astute investment for your portfolio
- St Ives North Primary zone, near Masada, Brigidine, St Ives High, Ravenswood
- Total lot area 153 Square Metres

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