



12/7-11 College Crescent St Ives, NSW



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### Modern Townhouses - Perfect for the Downsizers and Families Alike

Its exceptional location provides unparalleled connectivity to premium amenity ? prestigious schools, public and private hospitals, iconic national parklands, award winning gardens, a variety of sport and activities centres, and an endless array of quality retail and dining at St Ives Village Shopping Centre.

Gracefully appointed within peaceful surrounds, it's a small like-minded community who have an appreciation for the ultimate in refined elegance. Tucked in amongst leafy tranquility, the beauty of living immersed within its green setting is encapsulated within the details of the design.

**LOCATION:**

- Located just off Mona Vale Road, it takes less than 15mins to hit M1 and M2 motorway.
- Just a short stroll to cafes, restaurants, shops and supermarkets in St Ives Village Shopping Centre
- Only 15minutes drive away from major shopping



**Ari Akbarian**

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**Greg Mooney**

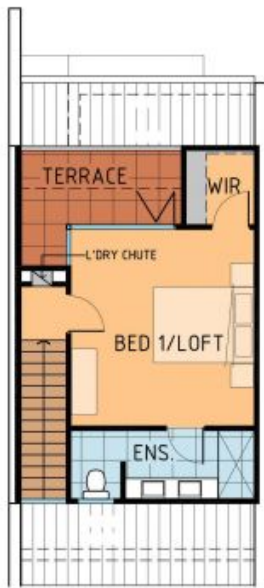
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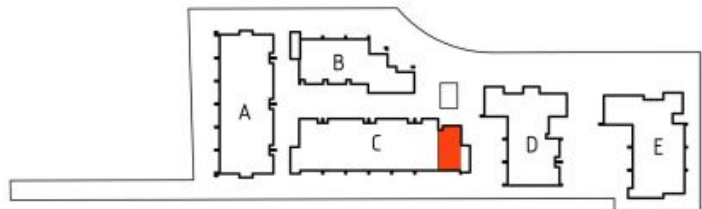
TOWNHOUSE 17  
GROUND FLOOR PLAN



TOWNHOUSE 17  
FIRST FLOOR PLAN



TOWNHOUSE 17  
SECOND FLOOR PLAN



TOWNHOUSE 17 LOCATION PLAN

AREA SCHEDULE:	
GROUND FLOOR	55.1 m <sup>2</sup>
FIRST FLOOR	55.8 m <sup>2</sup>
SECOND FLOOR	34.2 m <sup>2</sup>
TOTAL FOR TOWNHOUSE 17	145.1 m <sup>2</sup>
GROUND FLOOR TERRACES	4.6 m <sup>2</sup>
SECOND FLOOR TERRACES	7.3 m <sup>2</sup>

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TOWNHOUSE 17  
ADAPTABLE UNIT  
AT 7-11 COLLEGE CRESCENT &  
140 KILLEATON STREET, ST. IVES NSW 2075

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