



## 15a Memorial Avenue St Ives NSW

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Once in a lifetime opportunity - 1st time offered in 38 years. Positioned in the heart of St Ives and adjacent to St Ives Village Green is this R4 zoned (high density), rectangular shaped parcel of land, offering a flat 955sqm (approx.) with a 21m (approx.) frontage.

This rare development opportunity is presented to the market for the first time in over 38 years and there is scope to construct ten large three-bedroom units, subject to council approval. The house is fully habitable and could also suit those placing a premium on the location and convenience with renovation and building your dream home, an option here. The brick house comprises of three/four bedrooms with a large master bedroom both with built-in robes and walk-in-robes, respectively.

There is an eat-in Kitchen centrally located to the L-shaped lounge/dining, internal laundry with full bathroom and level backyard with entertaining patio. Air-conditioning and polish

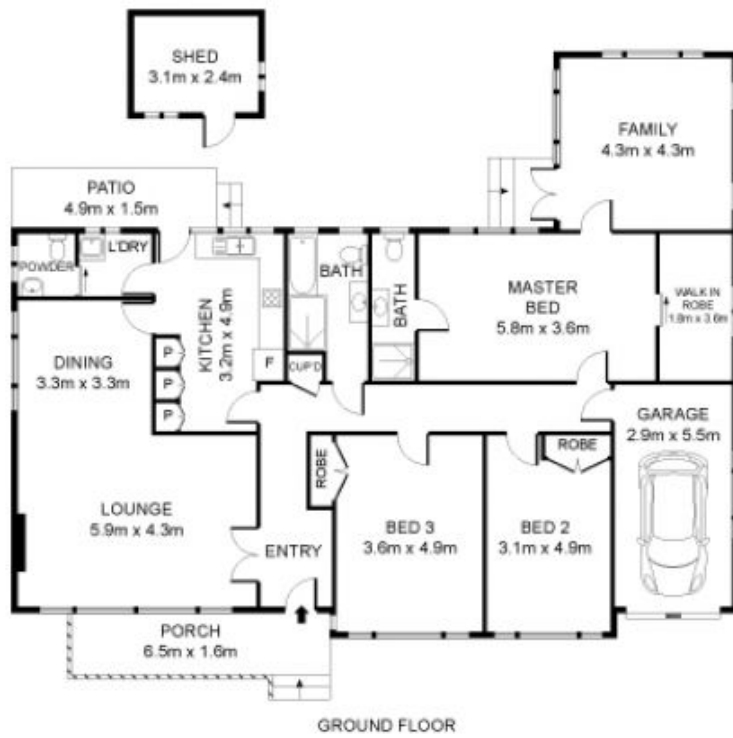
**Price** : \$ 4,608,000  
**Land Size** : 955.3 sqm  
**View** : <https://www.assetrealty.com.au/sale/nsw/north-shore-upper/st-ives/residential/house/7700268>



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SITE PLAN (NOT TO SCALE)

INTERNAL AREA: 205 SQM APPROX.  
LAND SIZE: 955 SQM APPROX.

15A Memorial Avenue, St Ives



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