



10 Kanoona Ave ST IVES, NSW

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## Location, Location, Location. This is what you have been waiting for!

Unique offering, duplex, great value and no strata fees. Walk to shops across the park in the tightly held enclave of the St. Ives shopping village.

Downsizers and executive couples, this stunning townhouse is situated in the central enclave of the tightly held St Ives Village shopping area.

Set in a quiet, leafy street with an easy 3 minute level walk to the shops and parklands this townhouse has an ideal aspect with total privacy set amongst low maintenance manicured gardens with a wrap around patio.

The generous kitchen boasts granite bench tops, breakfast bar, separate family room and a protected glass sunroom to make the most of the morning sun.

? Ideal for downsizers

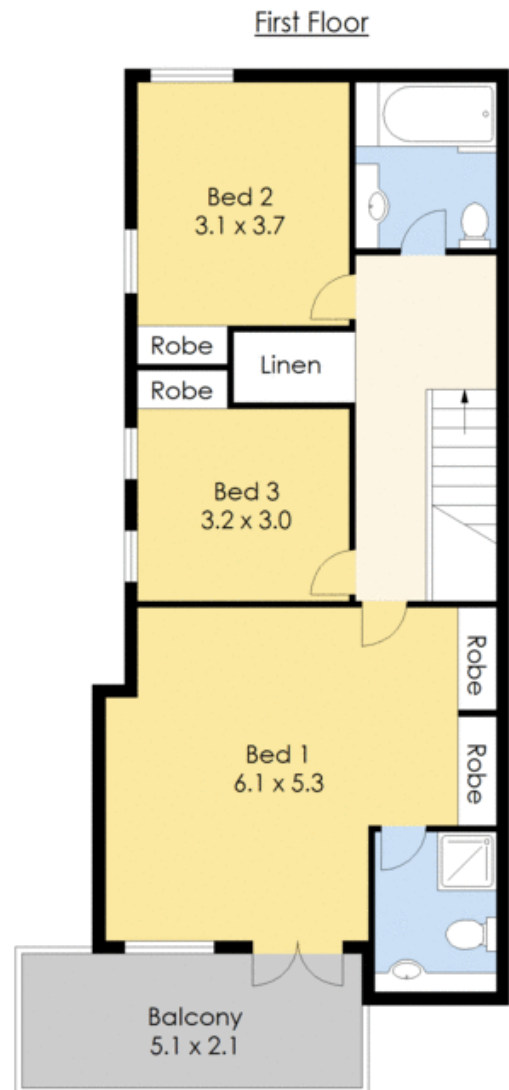
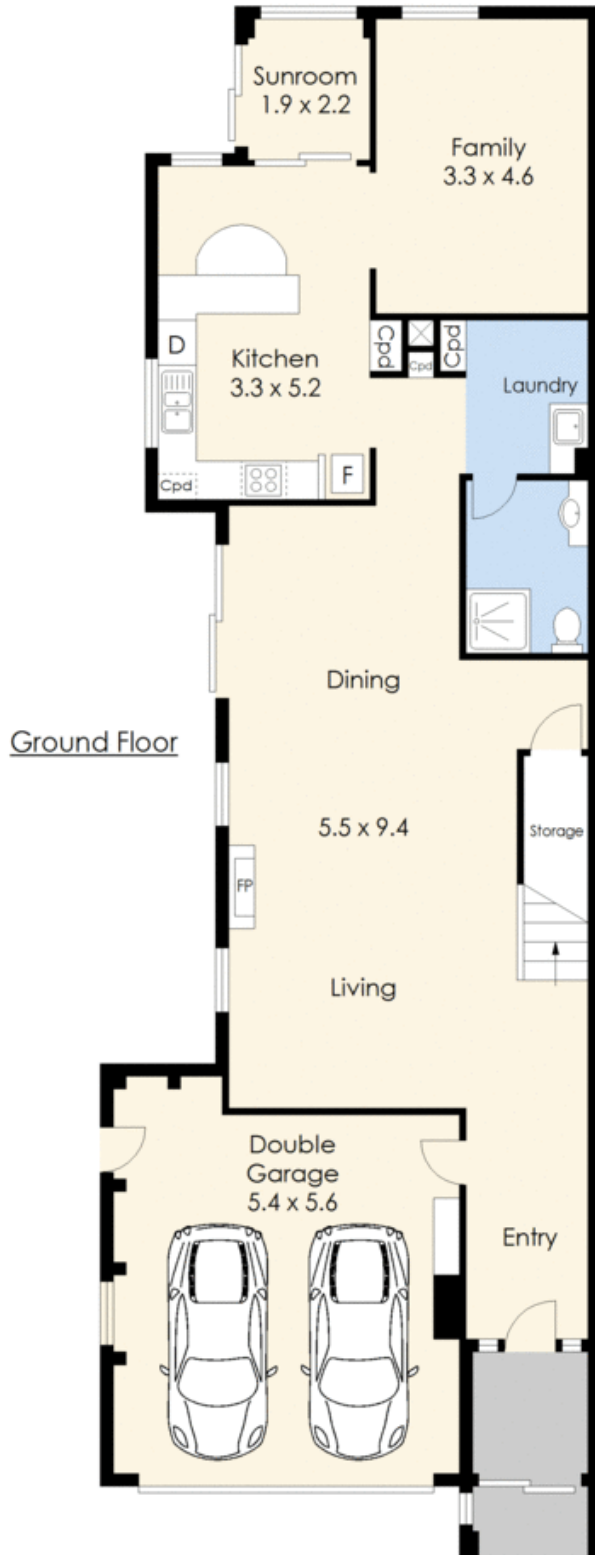
? Total privacy with leafy outlooks

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### 10 Kanoona Avenue, St Ives

\*internal area approx: 218 m<sup>2</sup>

\*Disclaimer : Purple Runner Pty. Ltd. A.B.N. 60 163 607 480  
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This floor plan serves only as a guide for promotional purposes and should not be relied upon for detail. No liability will be accepted.

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