



# Luschwitz

## REAL ESTATE

### Recent Comparable Sales

63 Dorset Drive, St Ives NSW 2075



5 Cresta Close, St Ives

Sold: \$2,810,878

Sale Date: Aug 2024  
4 Bed | 3 Bath | 2 Car

Land: 935m2 House: Land value



76 Lynbarra Ave, St Ives

Sold: \$3,000,000

Sale Date: Aug 2024  
4 Bed | 3 Bath | 2 Car

Land: 923m2 House:



37 Yarrabung Rd, St Ives

Sold: \$3,000,000

Sale Date: Aug 2023  
4 Bed | 3 Bath | 2 Car

Land: 936m2 House: Land value



27 Coree Place, St Ives

Sold: \$2,920,000

Sale Date: Jun 2024  
6 Bed | 3 Bath | 3 Car

Land: 923m2 House:



33 Wembury Road, St Ives

Sold: \$2,980,000

Sale Date: May 2024  
4 Bed | 3 Bath | 2 Car

Land: 1010m2 House: 274m2



47 Palm Street, St Ives

Sold: \$2,600,000

Sale Date: May 2024  
4 Bed | 3 Bath | 2 Car

Land: 1418m2 House: 231m2

Disclaimer: The properties detailed in this document are the comparable properties that we have discussed with the property owners, in determining an indicative sale guide as per the requirements of the Amendment to the Property Stock and Business Agents Act 2002, effective from 1 January 2016. Reference: The Office of Fair trading web site

\*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate

[luschwitz.com.au](https://luschwitz.com.au) | 9449 5511



# Luschwitz

REAL ESTATE

## Property Profile



### 63 Dorset Drive, St Ives NSW 2075

Internal and land size?	Total: 207m2 Land: 930m2
When was the home built?	cir1980's
What is/are the aspect/view of the property?	South facing - Perfect rear-to-north aspect
What council is the property in?	Ku-ring-gai Municipal Council
What are the outgoings?	Council Rates: \$ 539.00 per quarter Water Rates: \$ 151.00 per quarter plus usage
What is the rental estimate?	\$1,350per week
Is the property owner occupid, tenanted or vacant?	Owner occupied
Last traded year?	\$1,740,000 2019
Gas or electricity?	Gas and electricity are connected
Where is the hot water serviced located? Type?	Gas Hot Water
What is the parking situation?	2 car lock-up garage
Proximity to buses and trains	1.78km Pymble Station. 200m walk to Bus Route 582
Proximity to shops, cafes and amenities?	St Ives Shopping Village 1.4km
Proximity to nearest primary school?	St Ives Public School 2km
Proximity to nearest high school?	St Ives High School 2km Masada College 1.8km
Distance to the CBD?	33 min (20.9 km) via Eastern Arterial Rd

\*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate