

**1002/39 Park Street, South Melbourne, Vic 3205**



## **Apartment For Sale**

Thursday, 9 November 2023

1002/39 Park Street, South Melbourne, Vic 3205

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Christine Ting

**\$680,000-\$695,000**

Setting the bar high for South Melbourne style, space and sophistication, this impeccable 2 bedroom, 2 bathroom apartment is elevated to appeal on the tenth floor of the luxury-led Park Ave building. Venture downstairs and explore an unmatched lifestyle location within walking distance of the Royal Botanic Gardens, South Melbourne Market, Albert Park Lake, a feast of local eateries, St Kilda Road trams and the upcoming Anzac Railway Station. Beyond a grand concierge-led entrance, discover a high-quality kitchen showcasing a stone-topped island bench, a concealed fridge space and the full suite of premium Smeg appliances including an integrated dishwasher. The air-conditioned comfort of far-reaching open-plan living and dining makes a seamless floor-to-ceiling glass connection with an undercover balcony graced with neighbourhood views and a surprising amount of sunlit space. Both mirror-robed bedrooms are naturally lit and substantial in size, serviced by a perfect pair of luxe bathrooms with mirrored cabinetry and fully tiled rainfall showers. Additional features include secure parking, a Euro-style laundry, split-system heating and cooling, double glazing, roller blinds, lightly toned timber floorboards, recessed LED down-lighting and video intercom entry. Park Ave comes complete with hotel-style amenities including a library/lounge with a fireplace, a spa and wellness area, wine cellar for personal storage, a shared courtyard, a pilates room, sauna and a fully equipped gym. This one is sure to impress!