

**101/350 St Kilda Road, Melbourne, Vic 3004**

**KAY & BURTON**

**Unit For Sale**

Thursday, 9 November 2023

101/350 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 175 m2**

**Type: Unit**



Tim Blackett  
0400780700



Tom Staughton  
0411554850

## **Expressions of Interest Close 5 December at 5pm**

Conveniently located opposite the Royal Botanic Gardens, this 10th floor North-East corner residence features spectacular views of the city skyline, the Shrine of Remembrance, and the Royal Botanic Gardens. Offering an abundance of natural light from every room and stunning European oak timber floors, high ceilings, entrance hall, spacious open plan living and dining, large undercover balcony and sparkling marble finishes in the kitchen and bathrooms. Comprising 3 bedrooms, 2 bathrooms (main bedroom with wardrobes and marble ensuite), powder room, separate laundry, reverse-cycle air-conditioning, 2 side-by-side car parks and lock-up storeroom. Residents' facilities are first class and include 24/7 Concierge and Security, Conference Room and Business Centre, indoor swimming pool and gym, sauna, steam room, massage room and a fabulous refurbished Residents' Lounge – perfect for private functions and landscaped Alfresco terrace. St James is brilliantly located within easy reach of Melbourne's bay-side beaches, Albert Park village, The Arts Centre precinct (concert halls, theatres, galleries), The CBD, MCG, Prahran and South Melbourne Markets, South Yarra and Toorak shopping precincts with their many boutique shops, cafes and restaurants and top schools, universities, sporting facilities and hospitals.