

**1116/52 Park Street, South Melbourne, Vic 3205**

**Apartment For Sale**

Thursday, 15 February 2024

1116/52 Park Street, South Melbourne, Vic 3205

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Jason Li  
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Josh Perry  
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**\$265,000 - \$285,000**

Impeccably maintained with breathtaking bay views, this stylish 1 bedroom apartment is tailor-made for a smart South Melbourne start or a blue-chip investment with the promise of instant returns. Head downstairs and take an effortless stroll to Albert Park Lake, the Royal Botanic Gardens, the St Kilda Road precinct, tram choice to the CBD, South Melbourne Market and the upcoming Anzac Railway Station. Embrace a ready-made lifestyle on your doorstep! Set on the 11th floor of the mid-rise Essence complex, a streamlined kitchen features marble surfaces, a mirrored splashback and high-quality appliances. Wide-reaching open-plan living and dining is framed by sliding floor-to-ceiling glass and an elegant Juliet balcony showcasing panoramic views of Port Phillip Bay and the neighbourhood skyline. Sharing similar spectacular views, a sizeable and naturally lit bedroom is serviced by mirrored built-in robes and a marble-finished bathroom boasting a fully tiled rainfall shower and a concealed laundry. Additional features include split-system heating and cooling, roller blinds, day/night curtains and sleek floorboards in the bedroom, recessed down-lighting and video intercom entry. Designed by market-leading Elenberg Fraser, Essence comes complete with a plush foyer, rooftop cinema room/lounge, private dining, a fully equipped gym and a BBQ terrace with amazing city views. Inspect with confidence! Outgoings: Council Rates: \$155.00 per quarter approx. Water Rates: \$166.00 per quarter approx. Owners Corporation Fees: \$213.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.