

**1303/454 St Kilda Road, Melbourne, Vic 3004**

**KAY & BURTON**

**Apartment For Sale**

Saturday, 27 April 2024

1303/454 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Gary Ormrod  
0419588331



Nicole Gleeson  
0414809221

## Private Sale

Show stopping views and timeless interiors create an indulgent sense of elegance and refinement at this apartment in award-winning Balencea on Melbourne's most prestigious leafy boulevard. Designed by Wood Marsh and the winner of multiple awards, Balencea is an elegant 23 level, glass tower with a 5 Star energy rating achieved through its orientation, double glazing, tinted glass and cross ventilation. This three bedroom, two bathroom apartment on Level 13 boasts sweeping views across Albert Park Lake to the glistening waters of Port Phillip Bay. From watching the Grand Prix to enjoying New Year's Eve fireworks, this generous apartment of 182 sqm approx. is ideally placed to enjoy some of the city's greatest events. Wrapped in glass with a sheltered balcony for outside living, apartment's living and dining zone are supported by a marble and Smeg kitchen with a large amount of storage including appliance cabinet and Zip water filter system. Three bedrooms privately zoned off a long hallway have views over St Kilda Road. The main bedroom, with views to Albert Park and St Kilda Road, features a wall of built-in robes and an indulgent ensuite with a double vanity, shower and free standing bath. Heating, cooling a laundry and two garage spaces with storage complete this appealing residence. Residents of Balencea enjoy a secure lobby with a full concierge service, along with a heated indoor pool, sauna, spa and steam room. Fawkner Park is a mere stroll across the road, while the attractions of the CBD, Arts Centre Melbourne and Botanic Gardens, South Melbourne Market and boutique shopping and leading schools are also just a tram ride away.