

**1402/469 St Kilda Road, Melbourne, Vic 3004**

ABERCROMBYS

## Apartment For Sale

Thursday, 1 February 2024

1402/469 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Simon Curtain  
0405385285



David Sheppet  
0400664181

## Private Auction Tuesday 27 February

At a glance - Large light filled apartment - AAA Location - Resort Style Living - Landscaped Gardens Abode This spacious and light filled apartment is located in the highly sought-after Park Central development and situated on the much-loved St Kilda Road, tree-lined boulevard. With impressive views sweeping over the lush greenery of Fawkner Park to South Yarra and glancing across to Melbourne's City Skyline, you will love what this stunning apartment has to offer. Set amongst landscaped gardens with a relaxing outdoor pool area. Additional amenities include gym, spa, sauna, steam room and secure visitor parking. Upon entering this beautiful apartment, you are greeted with a generous light-filled open plan living and dining area which extends to the spacious terrace overlooking Fawkner Park, walk into the well-proportioned kitchen providing a convenient meals area with stunning views. Situated away from the living area are two bedrooms which include the main bedroom with amazing park views, built in robes, ensuite and balcony access. The second bedroom also possess beautiful park views, wardrobes, and access to the central bathroom. Includes a separate laundry, heating/cooling, two basement carparks, storage and on-site manager. Area Perfectly situated on the corner of St Kilda Rd and Leopold Street with trams at the doorstep in either direction, convenient access to Albert Park Lake, The Royal Botanic Gardens, Melbourne's Sporting Precinct, South Yarra boutiques and cafes and the Arts Centre.