

# 1606/1 Almeida Crescent, South Yarra, Vic 3141

VICPROP

## Apartment For Sale

Friday, 3 May 2024

1606/1 Almeida Crescent, South Yarra, Vic 3141

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 165 m2

Type: Apartment



Leo Bi

0396296110

**EOI Close 29 May at 5pm \$2,000,000 - \$2,200,000**

Designed by world-renowned architects Bates Smart, this significant South Yarra address delivers signature style with simple yet balanced form-making, a premium material palette, and bold features - most notably expressed through expansive floor-to-ceiling, wall-to-wall glass which provides uninterrupted views across the city and the perfect backdrop to any occasion. The lounge and dining domain's free-flowing design is punctuated by architectural recesses and a gourmet kitchen equipped with high-volume cabinetry, quality-appliances, and a central stone island which joins dining & entertaining into a single, cohesive space. Accommodation comprises two bedrooms with BIR, a main bathroom, and a master bedroom with WIR & ensuite. As Melbourne's first 6-star building, you will enjoy the 24-hour concierge, secure lift access, a lap pool, jacuzzi, steam room, gym, sauna, BBQ pods, a games room, lounges, private dining facilities, cinema room, library and garden. Defined by its local amenity, this property enjoys immediate access onto the cultural commons of Chapel Street, and sits within steps of South Yarra station and Fawkner Park. Enjoy immediate access to Toorak Village, Prahran Market, Yarra River walking tracks, and the Royal Botanic Gardens.