

**1702/152 Sturt Street, Southbank, Vic 3006**

**Apartment For Sale**

Saturday, 15 June 2024

1702/152 Sturt Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kikki Chang  
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**\$488,000 - \$528,000**

Immersed in northern sunlight with the stunning city skyline on spectacular display, this chic 1 bedroom apartment is a superb showcase of designer style, a full-length balcony and an unbeatable arts precinct address. Head downstairs and walk to your favourite cafes, theatres, galleries, South Melbourne Market, Woolworths, trams on your doorstep and the serene sanctuary of the Royal Botanic Gardens. Showcasing impressive 17th floor allure in the ultra-modern Guild complex, spacious open-plan living and dining sits alongside a stone-finished kitchen boasting a pull-out pantry, and stainless-steel appliances including a gas cooktop and an integrated dishwasher. Hemmed by panels of full-height glass, step outside from the living space and the bedroom onto a north-facing balcony with uninterrupted vistas sweeping across the city skyline, the Arts Centre spire, the MCG and Royal Botanic Gardens greenery. Sharing the breathtaking aspect, a sizeable bedroom is generously robed and naturally lit, serviced by a sleek two-way bathroom with floor-to-ceiling tiles. Offering an economical 6-star energy-efficiency rating, comprehensive features include a study nook with a workstation, a European laundry, secure parking, ducted heating and cooling, roller blinds, exposed concrete ceilings, character-rich timber flooring, stylish porthole windows, track lighting, a building manager and video intercom entry. The Guild complex plays host to a state-of-the-art gym with cardio and weights equipment, a 25m indoor swimming pool, steam room, bike storage room, and a private rooftop BBQ garden with unforgettable views. Live the life you love in the apartment of your dreams! Outgoings: Council Rates: \$235 per quarter approx. Water Rates: \$167 per quarter approx. Owners Corporation Fees: \$1,143 quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.