

**1706/499 St Kilda Road, Melbourne, Vic 3004**

**KAY & BURTON**

**Apartment For Sale**

Thursday, 15 February 2024

1706/499 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 6**

**Area: 323 m2**

**Type: Apartment**



Gary Ormrod  
0419588331



Nicole Gleeson  
0414809221

## **Expressions of Interest Close 26 March at 5pm**

Elevating modern design to unprecedented heights, this Sub-Penthouse offers a new standard of urban luxury, boasting spacious layouts and spectacular views unmatched anywhere else. Exemplifying cutting-edge sophistication while maintaining everyday practicality, the interiors boast a living and dining area surrounded by expansive floor-to-ceiling windows, seamlessly connecting to a generous covered terrace offering awe-inspiring 180-degree vistas to the east. This panoramic scene encompasses uninterrupted views of Fawkner Park, MCG, and the distant mountain Dandenong Ranges, creating an unparalleled ambiance. The gourmet kitchen, adorned with luxurious marble, stands as a testament to opulence and convenience, making it an entertainer's dream. Equipped with a suite of premium Gaggenau appliances, two integrated dishwashers, two Liebherr integrated fridge-freezers, and a Vintec wine fridge, it also provides an abundance of soft-close, seamless storage and a well-appointed butler's pantry. Additionally, two double ovens cater to the needs of even the most discerning host. There is also fantastic second living room/6th bedroom or second study to enjoy, also opening onto expansive terrace abutting Fawkner Park. The primary suite, a sanctuary of spa-inspired indulgence, features a freestanding bathtub and an expertly fitted dressing room worthy of a 5-star experience. Complementing this are four more bedrooms, each boasting custom-designed closets, including two with private ensuites and walk-in robes. A separate home office, thoughtfully designed with a fitted desk and storage, caters to contemporary living. Other highlights include a spacious laundry room, an elegant family bathroom, a convenient powder room, zoned ducted reverse-cycle heating and refrigerated cooling, automated blinds, secure basement parking for six vehicles grouped together, and an assigned storage unit. The exceptional resident's wine room provides the perfect environment for your collection, with four private Vintec wine fridges for personal use. The building itself offers resort style amenities, including a 24-hour concierge, cinema, 25m infinity pool, childrens play room with slides, and a 5-star health and wellness center.