

**1708/452 St Kilda Rd, Melbourne, Vic 3004**

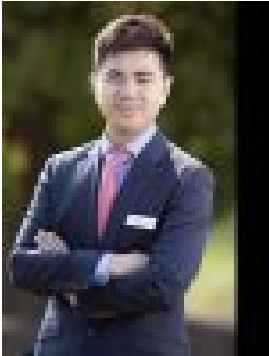
**Serviced Apartment For Sale**

Saturday, 18 November 2023

1708/452 St Kilda Rd, Melbourne, Vic 3004

**Bathrooms: 1**

**Type: Serviced Apartment**



**Brendan Wang**  
0425982010



**Rachel He**  
0433636878

## **\$270,000-\$290,000**

Showcasing memorable sweeping views of Albert Park Lake and Port Phillip Bay from a dream St Kilda Road complex, and a brilliant opportunity for keen inner city investors, this one outstanding studio serviced apartment is the one you've been waiting for. Located at the historic site of where the former Prime Minister of Australia resided in the 1920s, this now luxurious building (known as The Kinson) holds two prized opportunities you need to consider. Apartment 1708 enjoys a spacious studio layout and delivers incredible returns of \$13,088 plus GST per annum. This apartment has a secure lease until 2047! The apartment features wonderful natural light and amazing views of the lake and bay, as well as sizeable living and dining zones, relaxed balcony, easy stone kitchen with stainless steel appliances, elegant bathroom, ducted heating and cooling, secure intercom entry, and more. Location wise, you don't get much better than this. Love having easy access to Fawkner Park, Royal Botanic Gardens, Albert Park Lake with golf course, Melbourne Sports and Aquatic Centre, lively Fitzroy Street with restaurants and bars, Prahran Market, Chapel Street and Toorak Road shops and eateries, trams to the CBD, and the new ANZAC Station (currently under construction).