

**177/416 St Kilda Road, Melbourne, Vic 3004**

**Apartment For Sale**

Friday, 19 January 2024

177/416 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 3**

**Bathrooms: 2**

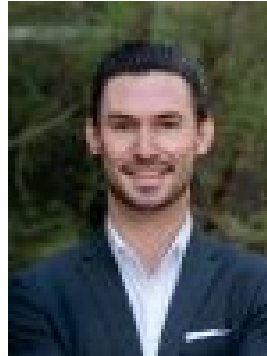
**Parkings: 2**

**Type: Apartment**



Jason Li

0396978888



Josh Perry

0458885870

**\$759,000 - \$819,000**

Showcasing a family-sized floorplan with stunning views over the Royal Botanic Gardens, this wide-reaching 3 bedroom, 2 bathroom, 2 car-park apartment is set to inspire 17 floors high in the sought-after City Condos complex. Head downstairs and a prestigious St Kilda Road lifestyle opens up for you. Take an easy walk to trams on your doorstep, South Melbourne Market, leading private and public schools, Royal Botanic Gardens greenery, Domain Road eateries, Albert Park Lake and the upcoming Anzac Railway Station. A chef-ready kitchen boasts a large breakfast bar and stainless-steel appliances including a full-sized dishwasher. Vast open-plan living and dining makes a seamless transition to an undercover balcony capturing panoramic neighbourhood views. Filled with natural light, all three bedrooms are generous in size and extensively mirror-robed, while the master suite is graced with a private ensuite and a spectacular view overlooking the heritage grounds of Melbourne Grammar, bubble-domed AAMI Park and Royal Botanic Gardens greenery. The principal bathroom is centrally positioned and comes complete with a shower over a bathtub and laundry capability. Comprehensive features include 2 secure car parks, split-system heating and cooling, plush carpet, secure intercom entry and resort-style use of an indoor pool, tennis court, a fully equipped gym and a BBQ terrace. Your search ends here! Outgoings: Council Rates: \$350.00 per quarter approx. Water Rates: \$166.00 per quarter approx. Owners Corporation Fees: \$1,500.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.