

# 197/416 St Kilda Road, Melbourne, Vic 3004

**micm** real estate

## Apartment For Sale

Friday, 31 May 2024

197/416 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jason Li

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**\$780,000 - \$850,000**

Live the life you love in this stunning 3 bedroom, 2 bathroom apartment bursting with natural light and far-reaching space on Melbourne's premier boulevard. Enjoying the most central location on St Kilda Road, walk to the Royal Botanic Gardens, fine dining on Domain Road, elite private schools, and the blue waters of Albert Park Lake with trams and the upcoming Anzac Railway Station on your doorstep. This is luxury living matched with a lifestyle location! Discover a glistening granite-topped kitchen with ample storage, a handy breakfast bar, and a dishwasher, underscored by the spacious comfort of open-plan living and dining. Always free-flowing, step outside to a sheltered balcony, ideal for relaxing, indulging and entertaining with spectacular views across Port Phillip Bay. The inviting trio of light-filled, mirror-robed bedrooms are generous in size with the main boasting a private ensuite, while the sparkling centrally located bathroom is graced with a shower over a bathtub and laundry capability including a dryer. Take full advantage of 2 secure car parks, split-system heating/cooling, rich timber flooring, secure intercom entry, and resort-style facilities including an indoor pool, tennis court, gym and a BBQ terrace. Astute buyers will need to act decisively as this one has it all! Outgoings: Council Rates: \$350.00 per quarter approx. Water Rates: \$160.00 per quarter approx. Owners Corporation Fees: \$1,600.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.