

**201 & 202/99 Spring Street, Melbourne, Vic 3000**

**KAY & BURTON**

**Apartment For Sale**

Monday, 22 April 2024

201 & 202/99 Spring Street, Melbourne, Vic 3000

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: Apartment**



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## Expressions of interest close 21 May at 5pm

Occupying the whole 20th floor of one of Melbourne's most iconic residential buildings, comes an unparalleled opportunity for visionary living. With panoramic views and nearly 400 sqm (approx.) of versatile living space, the possibilities are as endless as the horizon. Being offered as the whole floor, which is currently configured as two apartments, this offering presents a rare chance to secure a whole floor in the prestigious Moore & Hammond-designed 99 Spring Street, one of the city's most exclusive and tightly-held addresses. Both apartments feature expansively proportioned living spaces drenched in north-eastern light, seamlessly connecting to wide balconies to make the most of their breathtaking, protected Spring Street views stretching from St Patrick's Cathedral and the Parliament and Treasury buildings to the MCG and the Dandenongs in the distance. Four spacious bedrooms in total also benefit from city views – which are particularly magical at night – and pristine ensuites. Well-appointed kitchens with quality appliances plus a guest powder room, separate laundry and extensive storage complete the considered amenity of these very special apartments. While exquisite, both offer an enticing blank canvas to create a spectacular whole floor apartment which reflects its illustrious setting and sets new standards in luxury, quality and refinement. Alternatively, capitalise on rental potential while you consider your plans or utilise one as an investment. Befitting a residential building of this calibre, residents also have exclusive use of a pool and gym while each apartment has secure basement parking and storage. One of Melbourne's first bespoke luxury residential buildings, 99 Spring Street is perfectly positioned between the vibrant heart of the CBD and the parkland precinct. With easy access to an array of cafes and restaurants, Collins Street's high end boutiques, the Arts Centre and NGV, theatres, Federation Square arts precinct and Melbourne's sporting arenas, this fabulous opportunity offers a premium lifestyle that is second to none.