

**23/416A St Kilda Road, Melbourne, Vic 3004**

**Sold Apartment**

Saturday, 16 December 2023

23/416A St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jason Li  
0400361277



Ursin Morrell  
0409338918

**\$445,000**

\* Photos are virtually staged. Fabulously filled with natural light from top to bottom, this elevated 1 bedroom apartment is your affordable gateway into a sought-after St Kilda Road neighbourhood. Venture downstairs and explore Albert Park Lake, Royal Botanic Gardens greenery, exclusive Domain Road dining, the upcoming Anzac Railway Station and trams to the city and the beach. Spacious open-plan living and dining pivots a kitchen with a breakfast bar for relaxed meal times and sparkling stainless-steel appliances plus a Bosch dishwasher. Slide open floor-to-ceiling glass and enjoy an undercover east-facing balcony running the full width of the property, privately placed for everyday living, exceptional dining and memorable entertaining. Sit back, relax and immerse yourself in the warmth of morning sunlight filtering through St Kilda Road treetops. A sizeable and sunlit bedroom also shares the leafy aspect, serviced by mirrored built-in robes and a centrally located bathroom with a shower over a bathtub. Additional features include secure undercover parking, laundry capacity with a dryer, an inviting hallway entrance, panel heating and slimline Venetian blinds over openable windows. Set on the second floor of the highly prized Promenade building, take full advantage of intercom entry and exclusive resort-style access to a heated pool, fully equipped gym, sauna, tennis court and a BBQ terrace. Ideal as a first home, city base, downsizing option or a high-return investment, make plans to inspect today! Outgoings: Council Rates: \$240.00 per quarter approx. Water Rates: \$166.00 per quarter approx. Owners Corporation Fees: \$1145.00 per quarter approx. \* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.