

**309/360 St Kilda Road, Melbourne, Vic 3004**

**KAY & BURTON**

**Apartment For Sale**

Thursday, 21 March 2024

309/360 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Gary Ormrod  
0419588331



Will Winter  
0408509644

## **Auction Saturday 20 April at 2pm**

Blessed with commanding views over the treetops to the Shrine and beyond, this inner city sanctuary on the edge of the Royal Botanic Gardens, occupies a premium position at the front of the iconic Royal Domain Plaza. This very generous two bedroom apartment with two ensuites, powder room and large study nook, includes a balcony to enjoy the views that come with a St Kilda Road address. Its flexible floorplan provides opportunities for entertaining and quiet relaxation or study while the two bedrooms are well zoned for privacy. The generous open-plan living and dining is supported by a kitchen with marble finishes and stainless steel appliances. The main bedroom, with balcony access, has a walk-in wardrobe and ensuite with marble benches, while the second bedroom, also with an ensuite and walk-in robe, could easily be the master suite if desired. Adding to this apartment's appeal are the Euro laundry, split system, electric panel heating and gas connection to the balcony. It also boasts two car spaces and a large storage facility. Residents of this premium apartment building enjoy intercom access, a building manager, 24-hour security and a series of reception/lounge rooms in the newly refurbished grand foyer. Surrounded by some of Melbourne's most impressive architecture, the Royal Domain Plaza offers residents great coffee and dining options on St Kilda Road. With a tram stop outside, this location puts the lifestyle delights of South Yarra, South Melbourne, the Arts Centre and the CBD within easy reach.