

**411/152 Sturt Street, Southbank, Vic 3006**

**Apartment For Sale**

Tuesday, 30 January 2024

411/152 Sturt Street, Southbank, Vic 3006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 136 m2**

**Type: Apartment**



Natalia Susanti  
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**\$550,000 - \$600,000**

Live the life you love and immerse yourself in style, sophistication and game-changing outdoor space (approx. 70.3 sqm!) with this irresistible 1 bedroom apartment set to perfection in the lively arts precinct. Venture downstairs and walk to Crown, Melbourne Square Woolworths, the Royal Botanic Gardens, theatres, galleries and the popular Cafe Godot on promenade level. Spacious open-plan living and dining pivots a stone-topped kitchen showcasing a glossy splashback, a concealed fridge space and stainless-steel appliances including a gas cooktop and a full-sized dishwasher. Spread out over a total of 136sqm (approx.) on the fourth floor of the prestigious Guild complex, the internal and external seamlessly combine on an undercover balcony and an oversized north-facing deck stretching out in the all-day warmth of northern sunlight. An uninterrupted city and Southbank backdrop creates a real sense of occasion, perfectly placed for everyday living, exceptional dining and memorable entertaining. This unforgettable space is further enriched by a stylish dining table, raised garden beds and a planter box. The light-filled bedroom is generously sized and enjoys balcony access, serviced by built-in robes and a large dual-access bathroom boasting floor-to-ceiling tiles and a frameless shower. Special features include secure parking, a study nook with a desk, a Euro-style laundry, ducted heating and cooling, slick exposed ceilings, track lighting, timber floorboards and distinctive porthole windows. Generating a 6-star energy-efficiency rating, Guild comes complete with intercom entry, building manager and exclusive access to a fully equipped gym, a 25m lap pool, steam room and a rooftop BBQ terrace. Act quickly as this one will be popular!\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.