

# 45/416A St Kilda Road, Melbourne, Vic 3004

## Sold Apartment

Sunday, 20 August 2023

45/416A St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Anneliese Taubitz  
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**\$447,000**

Easy to love, exceptional to live in and effortless to rent out perched over tree-lined St Kilda Road, this spacious 1 bedroom apartment is filled with an abundance of natural light. This is a lifestyle location with unmatched convenience! Venture downstairs and stroll to the blue-water beauty of Albert Park Lake, Fawkner Park, Royal Botanic Gardens greenery, the vibrant Arts Precinct, city-bound trams, the upcoming Anzac Railway Station and Domain Road fine dining. Enjoy the instantly inviting appeal of far-reaching open-plan living and dining underpinned by a sparkling kitchen boasting a breakfast bar and an upgraded Bosch dishwasher. Elevated with style on the fourth floor of the popular Promenade building, step outside to an east-facing balcony capturing morning sun and panoramic neighbourhood views. A large air-conditioned bedroom shares the aspect, serviced by mirrored built-in robes and a central bathroom with a shower over a bathtub. Take advantage of secure undercover parking, laundry capability including a dryer, split-system heating/cooling throughout, timber floorboards, intercom entry, and resort-style access to a heated pool, a fully equipped gym, sauna, tennis court and a BBQ terrace. Outgoings: Council Rates: \$212.00 per quarter approx. Water Rates: \$170.00 per quarter approx. Owners Corporation Fees: \$1,145.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.