

**55/1 Sandilands Street, South Melbourne, Vic 3205**



**Apartment For Sale**

Wednesday, 17 April 2024

55/1 Sandilands Street, South Melbourne, Vic 3205

**Bedrooms: 2**

**Bathrooms: 2**

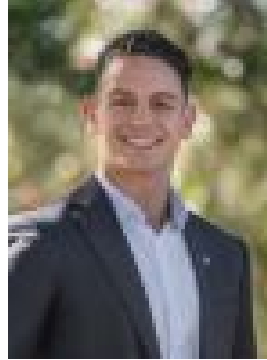
**Parkings: 2**

**Area: 115 m2**

**Type: Apartment**



Max Mercuri  
0431043723



Marcus Varrasso  
0414616575

## **Auction Saturday 11th May at 10:30am**

Relish an elevated perspective of city-edge living, where unobstructed city scenes are merely the beginning of this haven that promises a lifestyle of culture and convenience. Enviably located mere steps from Albert Park Lake and a brief stroll away from The Royal Botanic Gardens, ANZAC Station, the diverse array of cafes, restaurants, and the vibrant Melbourne Arts precinct, this residence epitomises effortless urban living. A unique and surprisingly spacious layout of 115 sqm (approx) affords this fifth-floor haven with dimensions that foster comfort and ease in both everyday living and when entertaining guests. With its corner position boasting desirable northerly and westerly aspects and front-row seats to a spectacular city view, open-plan living and dining are enhanced by a north-facing balcony, and the immaculate kitchen is well-equipped with Smeg appliances and ample storage. A defined study offers superb contemporary comfort, ensuring the two large bedrooms remain impeccable spaces for rest and relaxation. Both bedrooms feature built-in robes; the main bedroom enjoys a generous ensuite, though the panoramic view enhances its showstopping appeal. Practical elements highlight secure parking for two cars side-by-side, a large storage cage, a convenient European laundry, a dual access ensuite to the guest bedroom, and reverse cycle heating and cooling. Residents also have access to the exclusive rooftop terrace, with 360-degree views of Melbourne's iconic landscape.