

**709/539 St Kilda Road, Melbourne, Vic 3004**



**Apartment For Sale**

Monday, 27 May 2024

709/539 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 150 m2**

**Type: Apartment**



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**\$1,450,000 - \$1,475,000**

Sweeping parkland vistas form the backdrop for this exclusive penthouse apartment spread over two luxurious levels with the highlight being its own private rooftop courtyard - over 30m<sup>2</sup> of alfresco entertaining space - a haven for dog lovers and their four-legged friends. Boasting an exceptionally large corner floor plan of approximately 150m<sup>2</sup> internally with an additional 36m<sup>2</sup> on your own private rooftop terrace and two additional balconies, this is a truly unique inner urban residence. Designed for contemporary living, the zoning allows for multiple independent functions and the muted colour palette combining new natural timber flooring and stone, with wallpaper features exudes elegant sophistication. The complex is proudly pet friendly, walking distance to South Yarra Primary, Wesley College, Melbourne Grammar School, Fawkner Park, The Tan, Prahran Market, Albert Park Lake, Chevron Village shopping strip and an infinite array of cafes, restaurants and fashion or hop on a tram at your front door and be in the CBD in only 8 minutes. It's also conveniently located to the new Anzac Station at the Domain Interchange opening soon in 2025. Downstairs an entrance hall opens onto an expansive double height atrium style living area. Bathed in natural light from the floor to ceiling double height, double glazed windows there is separate zoning for dining and living leading out to the spacious front balcony with Bay views - relax and unwind while you watch the cruise ships dock. The streamlined European kitchen incorporates an island bench, separate walk-in pantry, vast expanses of stone benches, stainless steel free standing European oven, twin sinks, stainless steel and travertine splash backs and an abundance of storage. A separate breakfast area affords tranquil green views overlooking Albert Cricket Ground and the Bay. There is also a powder room and huge separate laundry tucked off the entrance hall. Upstairs the accommodation includes a sumptuous master suite incorporating a king-sized bedroom with its own private balcony overlooking Albert Cricket Ground and the Bay, masses of wardrobe space and a beautifully appointed ensuite bathroom with floor to ceiling travertine marble, twin vanity and frameless glass shower. The second bedroom is of equally generous proportions with a built-in robe and lots of light from the double-glazed windows overlooking the void to the west and two windows to the south and is conveniently accessible to the central bathroom which features a travertine bath and glass door to the private rooftop terrace. Bedroom 3 is a delightful space which works either as a bedroom or as a home office/study and leads out to a completely private rooftop terrace of over 30m<sup>2</sup>. From your private terrace you can access the rooftop recreational facilities of a putting green, BBQs and seating with spectacular panoramic views over Fawkner Park and the Bay. This comprehensive offering also includes two side by side secure car parks (not tandem) as well as a storage cage. Also on title is the rooftop space on level 9 which can be developed (STCA) to create another floor of living space. Features include: double glazed windows throughout, new timber floors separately zoned ducted heating and cooling, video intercom and keyless access. Building facilities include a heated horizon pool set amidst lush, landscaped gardens, a full gymnasium overlooking the pool and gardens, roof top entertainment terrace with BBQs and putting green and extensive visitor parking and on-site building manager. Inspection by private appointment. To arrange your viewing of this very special offering, please call Susan on 0402 208 798