

**1304/605 St Kilda Road, Melbourne, Vic 3004**



**Apartment For Sale**

Sunday, 23 June 2024

1304/605 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 83 m2**

**Type: Apartment**



Lynn Lum

0390911400



Mia Chen

0390911400

**\$750,000 - \$825,000**

Be utterly captivated by the modern magic that this wonderful 'St Boulevard' apartment delivers! With a spacious design and offering 2 bedrooms, 2 bathrooms, stunning natural light, and access to world-class facilities, this really is a special property right on the cusp of the city. • This building is part of the exclusive St Boulevard development which consists of three buildings – Ginko, Magnolia, and Anaca • The buildings are designed amidst exotic trees and offer flowing lines, a glistening façade, and unique curved architecture • Development comes from architect Elenberg Fraser • The apartment's brilliant design allows for an open and free-flowing lounge and meals zone • Adore the floor-to-ceiling windows which allow for great views from living out to Port Phillip Bay • Sleek and practical kitchen promises exquisite stone, island bench, small walk-in pantry, and elite appliances • Main bedroom has a walk-through robe with space for a small retreat as well as access to a striking ensuite • 2nd bedroom has BIR storage • Sublime rain shower bathroom is placed right next to the 2nd bedroom • Concealed laundry • Reverse cycle heating and cooling • Secure intercom entry • Secure car space

**AMENITIES** Residents are lucky enough to have access to indoor and outdoor highlights including a heated lagoon and lap pool, resort-style pavilions, water sunbeds, outdoor barbeque pods and garden seating areas, outdoor children's play area, expansive garden sanctuaries and patios, informal and formal lounges, karaoke room, reading rooms, private dining rooms and kitchens, gymnasium, heated spa, sauna and steam room.

**LOCATION** Right towards the very end of St Kilda Road, you have easy access to the scenic Albert Park Lake with golf course and great options for walking and jogging, Fitzroy Street and Chapel Street with an array of eateries, cafes, and bars, St Kilda Beach, Prahran Market, Fawkner Park, trams which take you to the CBD, elite schools, and Windsor Station.

All information including the internal and external property area (floor size, address, and general property description) on the website has been provided to Lucas Real Estate by third parties. Information contained on the website should not be relied upon and homebuyers are encouraged to undertake due diligence before a property purchase. Please contact Lynn Lum on 0474 044 293 or Mia Chen on 0413 096 455 to discuss this property further.