

**1306/582 St Kilda Road, Melbourne, Vic 3004**

THE AGENCY

**Apartment For Sale**

Sunday, 23 June 2024

1306/582 St Kilda Road, Melbourne, Vic 3004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Georgia Ackroyd  
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Michael Paproth  
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**\$1,500,000 - \$1,650,000**

A rare opportunity to experience the epitome of executive living amidst Melbourne's most iconic skyline, where every glance unveils breathtaking panoramic views and indulgent amenities. Perched on the 13th floor in the tightly-held Aurora complex, this sky-high sanctuary offers unparalleled views of the city skyline, Albert Park Lake, and the mesmerizing front row seats overlooking the F1 circuit below, transforming effortlessly as dusk settles into a canvas of city lights. Engineered floors, lofty 2.7m ceilings, create an opulent light-filled setting, enriched by stone accents throughout the expansive open-plan living and dining area. Seamlessly integrated, the state-of-the-art kitchen is designed for sophisticated entertaining fitted with stainless steel appliances, integrated fridge and ample storage. The kitchen is framed by expansive windows with sweeping bay views that extend to a private, covered alfresco balcony. Originally designed with three bedrooms, this versatile residence has been cleverly reimaged into a spacious two-bedroom layout that enhances both space and functionality. Each bedroom features ample built-in robes, with the master bedroom enjoying exclusive access to a sleek ensuite bathroom. The apartment is further distinguished by three separate entertainer's balconies, each showcasing its rare, iconic views.

- Picturesque views of multiple iconic Melbourne and Portphilip landmarks
- Total Size approx. 130m<sup>2</sup>
- Corner apartment with three broad entertainers balconies
- Open plan design with floor-to-ceiling windows throughout
- First-class gourmet kitchen with quality appliances
- Full sized separate laundry and separate fitted study
- Ducted heating/cooling throughout
- Two large car parks on title (not stacker parking)
- Residents' concierge service, gym and pool
- Two large secure storage rooms with shelving
- Available with vacant possession.