

**99/120 Sturt Street, Southbank, Vic 3006**



## **Apartment For Sale**

Tuesday, 2 July 2024

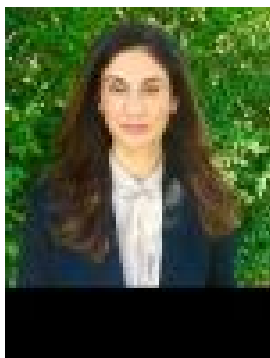
99/120 Sturt Street, Southbank, Vic 3006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Thoraya Jeena  
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**\$770,000-\$820,000**

EXPERIENCE AN EXTRAORDINARY BLEND OF SPACE AND TRANQUILITY in this exquisite first-floor apartment, nestled in the peaceful and vibrant Southbank Arts Precinct. Featuring two stunning outdoor areas, this residence is a rare and remarkable find.

**ACCOMODATION**  
**Expansive Open-Plan Living:** The vast living area is masterfully designed with an intelligent layout that includes a custom-built hidden workspace, abundant storage solutions, and modern heating and cooling systems to ensure year-round comfort.  
**Large Scenic Balcony:** Step out from the living area onto an impressively spacious balcony, offering breathtaking views of meticulously landscaped gardens, perfect for relaxing or entertaining guests.  
**Modern Gourmet Kitchen:** The kitchen is a chef's dream with a sleek induction cooktop, ample cabinetry for storage, an efficient dishwasher, and generous bench space for all your culinary needs.  
**Two Generous Queen Bedrooms:** Both bedrooms are generously sized and feature built-in robes. The second bedroom is a standout, with access to a private, oversized north-facing terrace that serves as an ideal space for entertaining or unwinding in the sun.  
**Stylish Central Bathroom:** The well-appointed bathroom includes a European laundry and a separate powder room, adding to the convenience and functionality of the home.

**SPECIAL FEATURES**  
**Secure Parking:** Includes a dedicated car space and a large storage container for additional storage needs.  
**Climate Control:** Heating and cooling in the second bedroom ensure comfort throughout the year.  
**Elegant Flooring:** Beautiful floorboards flow seamlessly throughout the apartment.  
**Resort-Style Amenities:** Enjoy access to a range of luxurious facilities including landscaped gardens, a sparkling swimming pool, a fully equipped gym, a tennis court, and a relaxing spa.

Set in the leafy and culturally rich Southbank Arts Precinct, this apartment offers unparalleled convenience. A short stroll will take you to the lush Botanic Gardens, trendy cafes, and restaurants, the bustling South Melbourne Market, and easy tram access on St Kilda Road. Melbourne's CBD is also within walking distance, placing the best of the city right at your doorstep. Immerse yourself in the perfect harmony of space, elegance, and convenience in this exceptional Southbank residence.

**\*\* SOME PHOTOS ARE VIRTUALLY STAGED\*\***

**CONTACT THORAYA JEENA 0481 22 66 88 YOUR TRUSTED TOORAK AGENT FOR FURTHER INFORMATION**(Although every care has been taken in the preparation of the information above, we stress particulars herein are for information purposes only, and do not constitute representation by the Owner or the Agent.)

**DUE DILIGENCE CHECKLIST**<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>