

1710/452 St Kilda , Melbourne, VIC 3004

Leased - \$450

Apartment 1  1 



## Modern Inner-City Living with Style & Convenience -all util

Enjoy effortless city living in this sleek and functional studio apartment, perfectly positioned on the 17th floor of a modern high-rise on prestigious St Kilda Road. Ideal for students or professionals, this apartment offers low-maintenance living with everything you need just moments away.

**Open for Inspection**

By Appointment.

Step inside to a smart, open-plan layout that includes a well-equipped kitchenette, built-in robe, dedicated desk space, and a stylish bathroom. The real bonus? Your own private balcony-perfect for morning coffee or evening relaxation with skyline views.

Features include:

Open-plan living/sleeping area

- Built-in robe and integrated study desk
- Modern bathroom with quality finishes
- Private balcony with elevated outlook
- Ground-floor café and restaurant (Vivi Restaurant)
- Close to Albert Park Lake, Botanic Gardens, trams & CBD

This is inner-city convenience at its best, with tram stops at your door and unbeatable access to Melbourne's top universities, hospitals, parks, and business hubs.

Don't miss out-this won't last long!

### Listed By

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