



**2/95 Wellington Street ST KILDA**

1 1 1

## A Brand-New Edge!

**\$ 491,000**

This brand-new apartment's brilliant combination of industrial overtones and effortless function creates the perfect backdrop to today's modern lifestyle.

Textured walls, polished concrete floors and luxurious finishes create an edgy focal point for the ultra-spacious living and dining room and open-plan kitchen that's all style with its stone benchtops and full range of Smeg appliances. A huge undercover alfresco balcony with treed outlooks substantially expands the comfort outdoors.

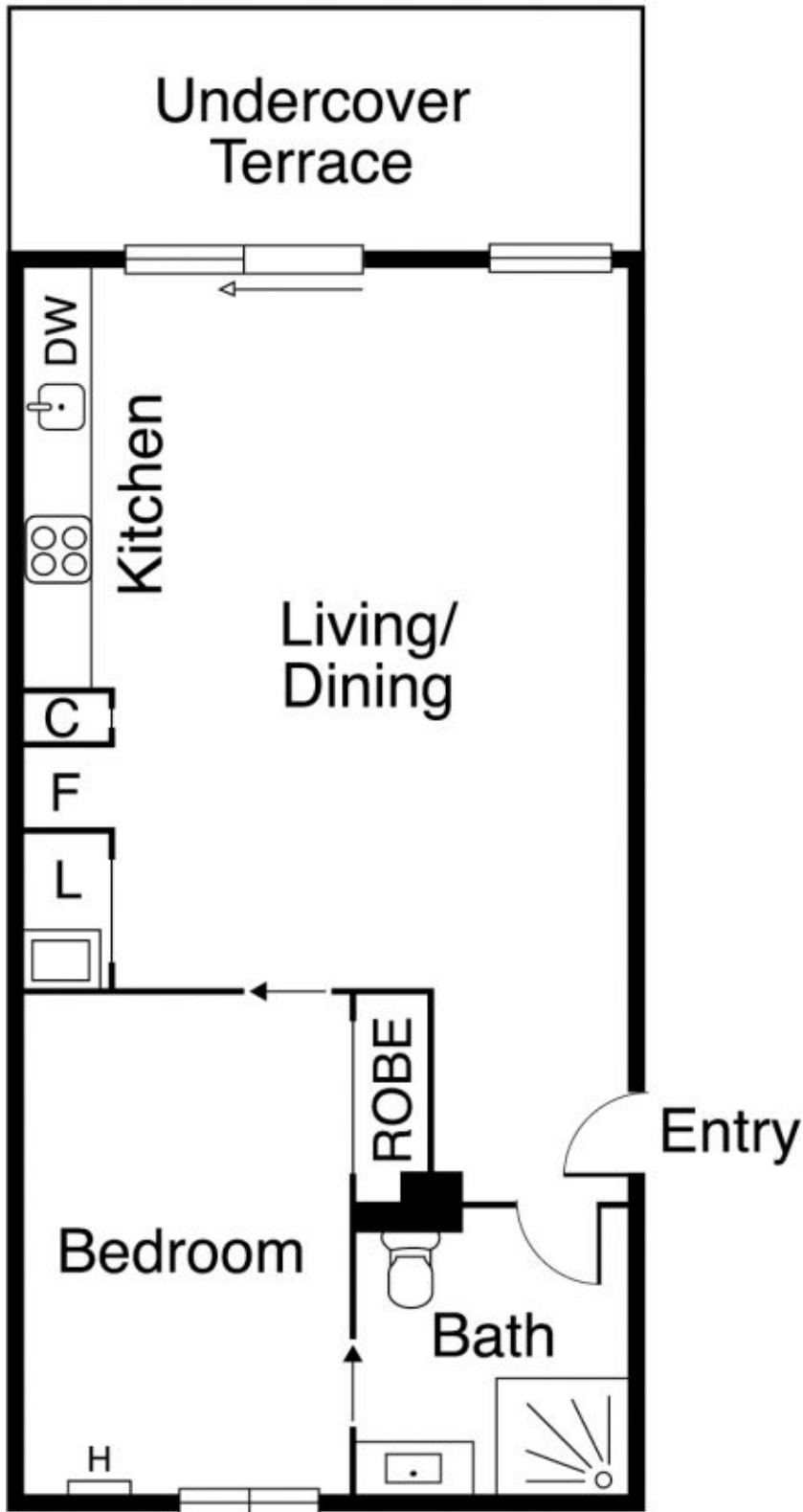
A testament to clever floor-plan design, the apartment also provides a generously sized bedroom with mirrored built-in robes, first-class bathroom with two-way access and a concealed European laundry. Ducted heating and cooling, video-monitored security and a car space are further features.

Set in a boutique block of just ten, this simply sensational first home or rewarding investment enjoys a dream location that allows you the freedom of walking to transport, Albert Park and the hub of the effervescent retail and dining-out activity in the Windsor end of Chapel Street.

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(Not To Scale and  
Not In Position)