



**3/45 Marine Parade ST KILDA**

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## **Sensational St Kilda at its Very Best!**

Peacefully positioned at the rear of this boutique development, directly opposite the Marina, you can walk out your front door and choose your own adventure; Beach, Parks, Cafe's, Acland St, Fitzroy St, world-class restaurants, 96 light rail into the city, its sensational St Kilda at its best!

This spacious, modern apartment provides all the location benefits minus the noise. Mature established trees offer total privacy without compromising the northern natural light so you can entertain friends or simply relax in complete sun-filled seclusion, the perfect way to spend the day in your own alfresco garden retreat.

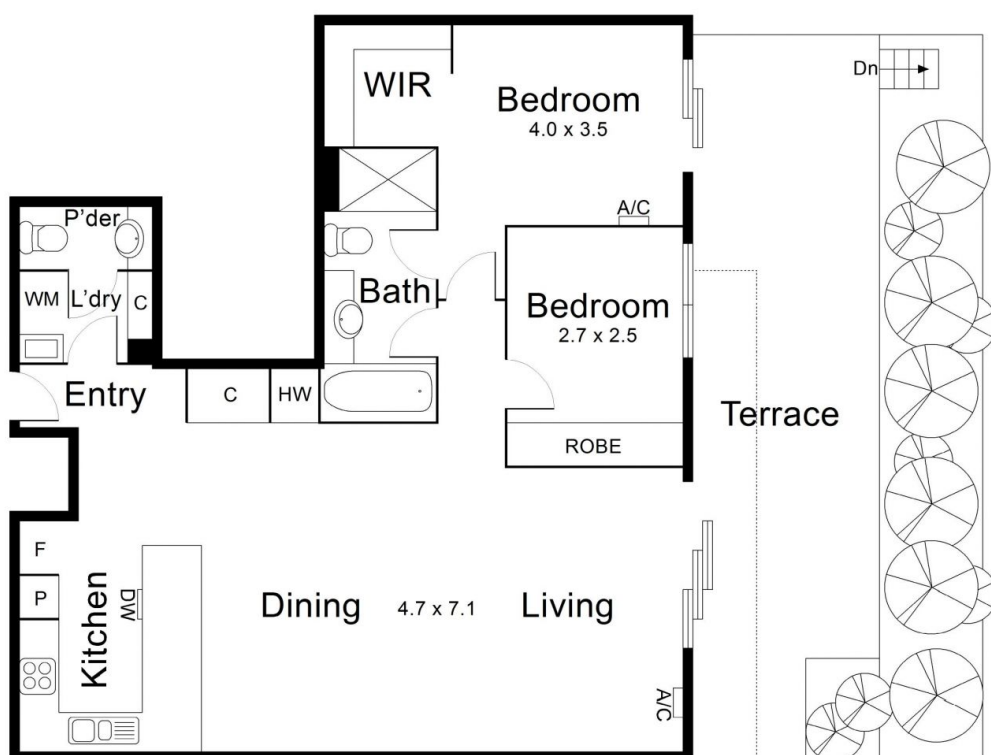
Investors will love the clean well-maintained building with video intercom & secure entrance, open plan living / dining, large kitchen with dark stone benches SMEG stove oven and Miele dishwasher, a central bathroom with separate shower and bath, master bedroom with direct bathroom access and walk in robes, separate laundry with sink, and an additional toilet powder room. Also features split system heating/ cooling and two lock up storage units. With the convenience of direct lift access and two side by side secure car parks or one for the car and one for the jet-ski and two bike racks- The choice is yours!

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Internal : 85 m<sup>2</sup> approx.

External : 44 m<sup>2</sup> approx.

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