



## 4/1 Esplanade ST KILDA

2 1 2

### Easy, enviable living by St. Kilda Beach and Catani Gardens

**\$ 805,000**

Boasting an iconic Esplanade address and St. Kilda Beach, Fitzroy Street, Acland Street and Luna Park at your door, this beautifully updated two-bedroom apartment delivers an enviable lifestyle for residents, presenting an impressive investment proposition

Norma Evans  
0422844666  
nevans@wilsonagents.com.au

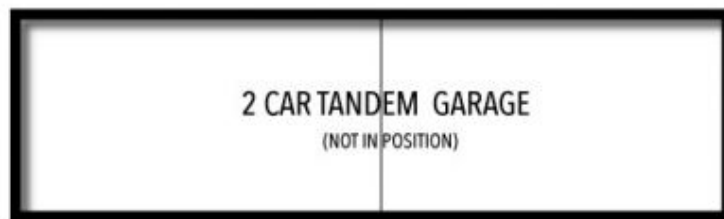
In an elevated ground-floor position in the beloved 'Bayside' building, the residence opens into a spacious central living space, which features a gleaming kitchen (stainless steel appliances, wraparound bench with breakfast bar) and opens onto a private balcony showcasing bay views.

Peter Fein  
0418528888  
peter@wilsonagents.com.au

Two bedrooms host mirrored BIR's, with the primary bedroom adjoining the sparkling central bathroom with spa, Euro laundry and powder room. Additional highlights include 3 split-system heating/cooling and 2 car tandem lock-up garage.

The brilliant bayside location sits right in the heart of St. Kilda, with beaches, parklands, and seaside trails just steps away. Stroll to an incredible array of retail and eateries on

# 4/1 The Esplanade, St Kilda



This plan has been prepared for marketing purposes only. Please note that all measurements & angles are approximate only, so it is strongly advised that all interested parties should undertake their own investigation into the accuracy of the supplied information. No representations or warranties of any nature whatsoever are given or attended.