



312/470 St Kilda Rd MELBOURNE, VIC

 2  2  1

## Boutique, Stylish and Luxurious

\*\*INSPECTION BY APPOINTMENT ONLY.

Located on the 3rd floor corner of the popular Leopold Tower, this fantastic luxury apartment is within easy reach to all the amenities St Kilda Rd offers, such as multiple tram lines, cafes and elite schools such as Wesley College, etc. as simply as downstairs.

Spreading approximately 93sqsq, it comprises: open plan living, fully equipped kitchen with stone bench tops, stainless steel Euro appliances, two bedrooms, main with ensuite and BIRs, separate study, second bathroom with Euro cupboard laundry.

Designed by Fender Katsalidis, the reward winning building also features gym and residence



**Melplex Real Estate**

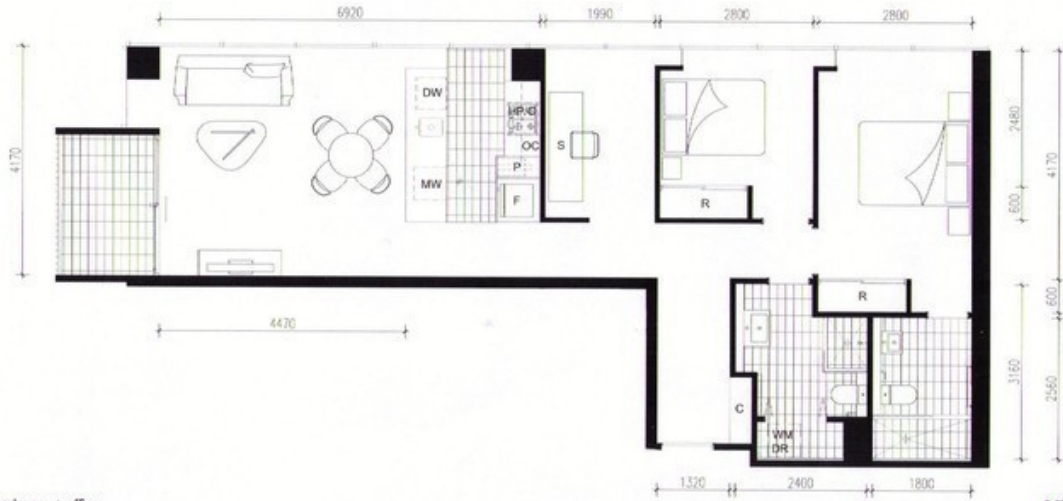
APARTMENT 3.12

SPECIFICATIONS

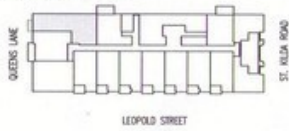
|         |       |                    |
|---------|-------|--------------------|
| Area    | 9.3sq | 86.8m <sup>2</sup> |
| Balcony | 0.5sq | 5.0m <sup>2</sup>  |
| Total   | 9.8sq | 91.8m <sup>2</sup> |

LEGEND

|      |                       |    |                   |    |             |
|------|-----------------------|----|-------------------|----|-------------|
| DW   | Dishwasher            | MW | Microwave space   | DR | Dryer space |
| F    | Fridge space          | P  | Pantry            |    |             |
| HP/O | Hot Plate/Oven        | OC | Overhead cupboard |    |             |
| R    | Robe                  | C  | Cupboard          |    |             |
| WM   | Washing machine space | S  | Study             |    |             |



2 bedroom + office



All dimensions nominal.  
Subject to final documentation.



REV. 4