



**301/454 St Kilda Road Melbourne VIC**

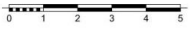
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'Balancea' is the quintessential St Kilda Road apartment building overlooking Melbourne's grand boulevard. The elegant 23-storey tower on 454 St Kilda Road, with its slender sculptural form and black glass façade, is a standout in the street's unique corner location.

**View** : <https://www.spaceea.com.au/lease/vic/inner-city/melbourne/residential/apartment/5827382>

Walk through the double security entrance past 24 hour concierge, or drive through two secure garage doors, before entering 301's unusually large living space of more than 300 square metres / 30 squares. This vast apartment includes four bedrooms, three bathrooms, and two terraces with no shortage of storage.

Each room speaks volume and space with generous ensuites and wardrobes. A magnificent open living and dining area, with a beautifully appointed Miele marble kitchen, offers uninterrupted views of St Kilda Road through



SPACE<sup>7</sup>

BALENCEA 301 / 454 ST. KILDA ROAD, MELBOURNE  
 FLOOR PLAN | SCALE 1:100 @ A3