

311/196 St Kilda Road St Kilda VIC

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Located in NEW "Somer Apartments" building this sensational two bedroom apartment is sure to appeal.

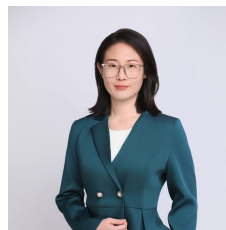
Open plan living offers flexible living space and balcony. Two spacious bedrooms with mirrored built-in robes main with additional balcony.

Easy commute into the city is assured with St Kilda Road trams while the cafes, restaurants and nightlife of both Acland Street and Fitzroy Street is within easy walking distance.

Close to Fitzroy & Acland Streets, St Kilda beach and Albert Park Lake, short tram ride to city, this splendid apartment with full of potentials is a real tick.

[For full version visit the website](https://www.maxion.com.au)

**Type** : Apartment  
**Building Size** : 68 sqm  
**View** : <https://www.maxion.com.au/lease/vic/inner-city/st-kilda/residential/apartment/8048747>



**Cactus Li**  
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# 198 ST KILDA RD

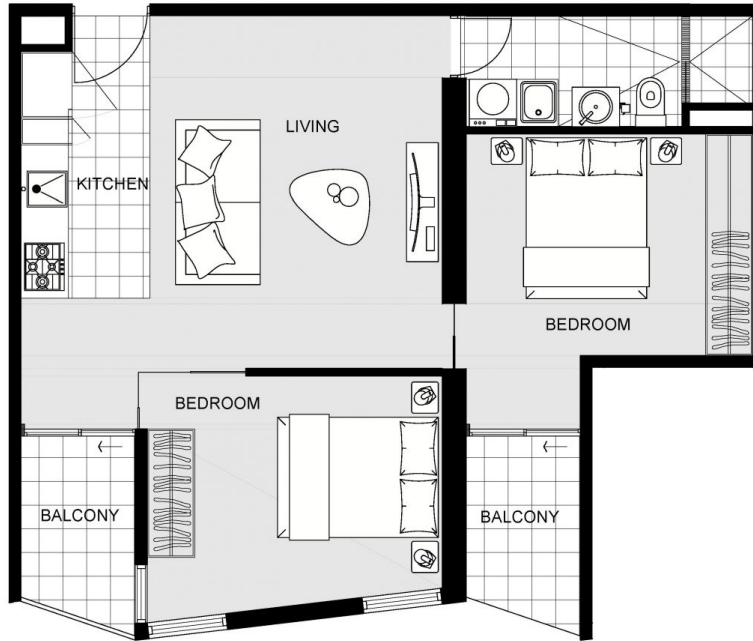


THIRD FLOOR

## APARTMENT 3.11

2 Bedroom, 1 Bathroom, 1 Car Space

INTERNAL AREA 59.9m<sup>2</sup>  
BALCONY AREA 7.2m<sup>2</sup>  
TOTAL AREA 67.1m<sup>2</sup>



The information provided is illustrative only and may not be relied upon. In particular the final area calculation of any apartment sold will be determined by the contract of sale and may differ from that depicted. Whilst every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this floor plan is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice. Date of publication June 2016.

All areas calculated using the Property Council of Australia guidelines.