

**\$1,100,000**



📍 409/15 Queens Road MELBOURNE VIC



**\$1,100,000**



3



2



2



📍 409/15 Queens Road MELBOURNE VIC

## Spacious lakeside living

A vast showcase of light-filled luxury, this captivating 3-bedroom, 2-bathroom, 2 car-park apartment is enriched by a private corner position, resort-inspired amenities and a world of convenience on your doorstep. Boasting widespread appeal for families, downsizers and investors, those on the lookout for a secure lock-and-leave city base will also be impressed by the size on offer.

Far-reaching open space is underpinned by dedicated zones for living, dining and even a sizeable study area to work from home. A glistening kitchen is chef ready featuring a breakfast bar, ample storage solutions and stainless-steel appliances including a dishwasher.

Set to impress on the fourth floor of the refined Royal Albert complex, a private undercover balcony overlooks neighbourhood treetops before sweeping over the lush greenery of Albert Park. Step outside for summer sea breezes in a true position of prestige!

- 3 spacious and sunlit bedrooms, 2 with mirrored built-in robes
- Palatial master suite with walk-in robes and a private ensuite
- Central and stylish bathroom with a bathtub and separate shower
- Large laundry with a bench, storage and a dryer
- Ducted heating and cooling throughout
- Venetian blinds
- New recessed LED down-lighting
- Freshly painted
- Undercover side-by-side parking for 2 cars
- Storage cage
- Onsite building manager
- Shared bicycle storage
- Video intercom entry
- Resort-style access to a pool, spa, sauna, fully fitted gym, library and landscaped BBQ terraces

Superbly set between Fawkner Park and Albert Park Lake, all you need is footsteps away. Take an easy stroll to crowd-pleasing cafes, leading schools and St Kilda Road trams to the city or a bay beach. This family-sized retreat takes lakeside luxury to another level!

For more information, please contact Anthony Inglese today.

### 3 x LITTLE THINGS WE LOVE

#### 1. Mr Percival

Local choice for brunch and lunch

#### 2. Albert Park Lake

Fitness trails and lush parkland

**\$1,100,000**



3



2



2



📍 409/15 Queens Road MELBOURNE VIC

---

3. Albert Park Golf Course  
18 holes directly across the road

**Disclaimer:**

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.



**Anthony Inglese**

*Senior Sales Consultant - Licenced Estate Agent, Auctioneer, VIC*

anthony.inglese@little.com.au  
0411 455 878

\$1,100,000

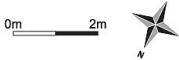
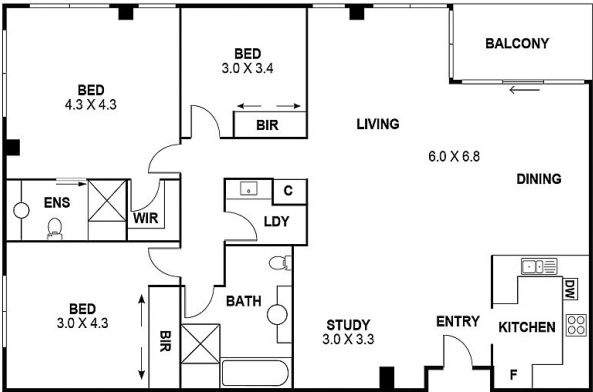
|

3

2

2

409/15 Queens Road MELBOURNE VIC



This floor plan is intended as a guide only. Layout dimension are approximate only.  
No representations or warranties of any nature whatsoever are given or intended.  
Any person using this information should rely on their own enquiries.

