

# ALLURE

apartments st kilda







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# Allure - Be Enticed

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## Always attractive

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For generations, St Kilda has captivated and charmed, with its unique character and passion for life.

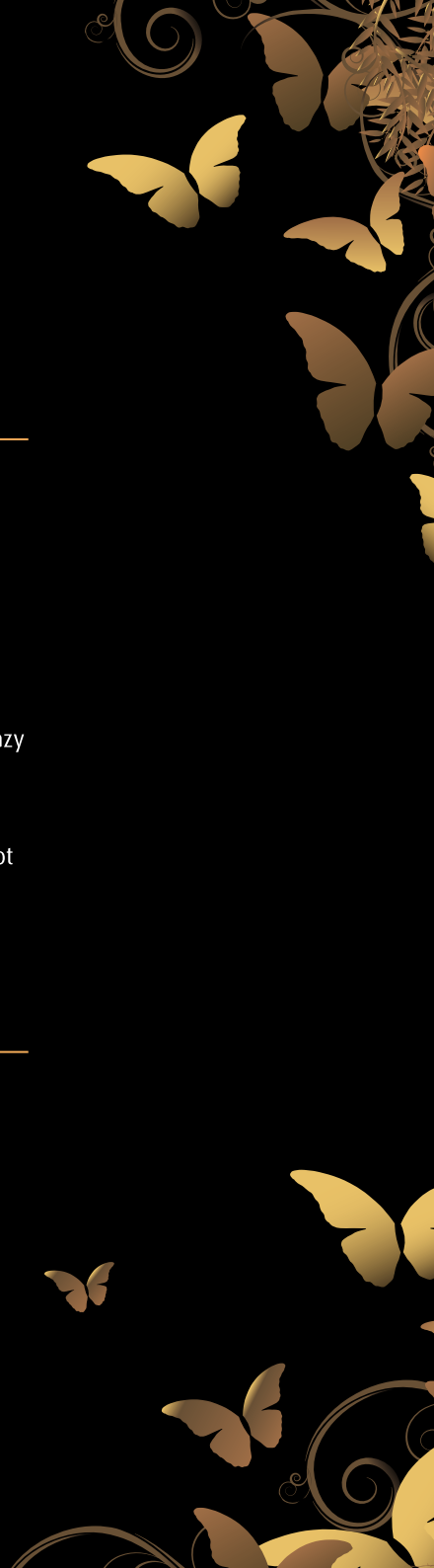
Ideally located on the Wellington Street conduit between Fitzroy St and Chapel St, this striking development will offer endless lifestyle opportunities and the best of both worlds.

The nearby area is teeming with recreational options; jog around Albert Park Lake, workout at St Kilda Sea Baths, have an early morning swim at Prahran Pool or have a lazy afternoon at Alma Park. The list goes on; choose walking, golf, tennis, lawn bowls, kite surfing or rollerblading.

When it comes to more relaxed pursuits such as entertainment and nightlife, you're not even going to need a taxi to place you in the heart of the action.

Fitzroy Street, Acland Street, Chapel Street, Greville Street and Carlisle Street are synonymous with the best bars, cocktail lounges and stylish nightclubs.

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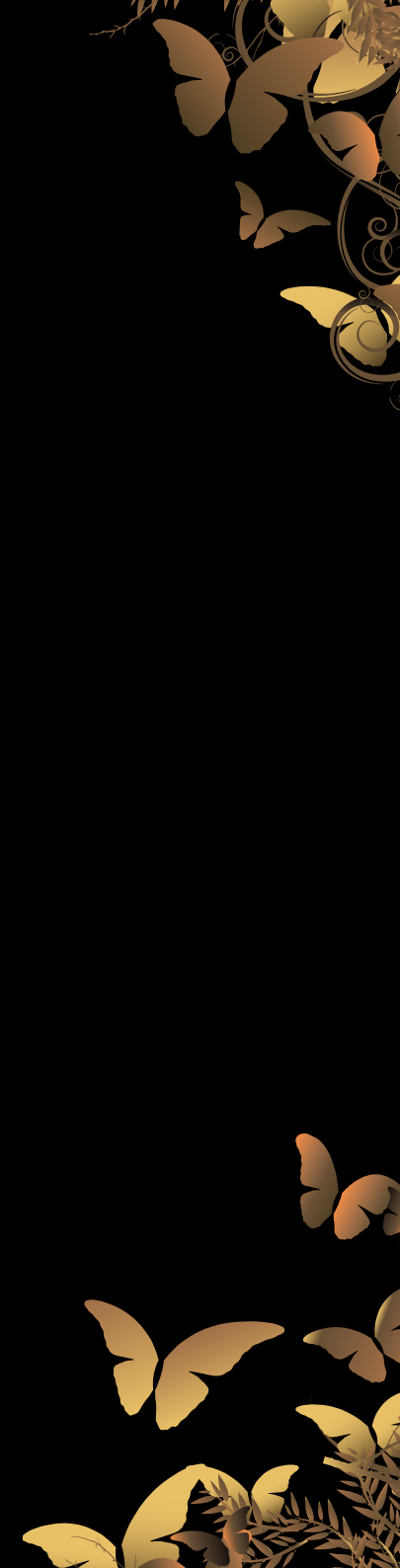


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Allure is surrounded by some of the best dining options Melbourne has to offer. You'll be spoilt for choice with everything from street-side cafés to award winning restaurants serving simple fare, gourmet delights and everything in between. The menu is truly international with Moroccan, Chinese, Italian, Greek, Mexican, Thai, Russian, Spanish and Japanese on offer.

Fashion aficionados will have to be very careful here. Temptation is everywhere. From the grungy Windsor end of Chapel Street to the upmarket and boutique Toorak end, there is one of the finest collections of boutiques, clothes stores and accessory outlets on display, with new offerings appearing weekly.

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## Be captivated

These apartments are distinctive in their generous proportions: full height elements, open plan spaces, large living area and balconies, clean contemporary lines and an abundance of natural light combine to create homes that are distinguished and alluring.

Dark and light colour palettes provide a choice of tones, which are echoed throughout the apartment. Natural timber floors in the living room, kitchen and hall areas complement the carpet in the bedrooms. Most apartments feature an integrated study which serves a multi purpose function of study or home office.

There is also an upgrade option for a stylish, integrated entertainment unit that fully complements your living area.







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Kitchens feature a choice of stone bench tops and splashbacks to match your colour scheme. The oven, stovetop, range hood and dishwasher by Bosch all contribute to a high level of function and form.

A concealed European laundry, with ducted ventilation to the outside, completes the suite of utilities and ensures that all your domestic needs are met.

Integrated fridges are also available as an upgrade option to create the ultimate kitchen space.

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Bathrooms feature tiled floors, a wall-mounted basin, fixed blade shelving and a mirrored storage cupboard.

Bedrooms feature a sliding door to balcony, abundant natural light and block out blinds. An upgrade is also available to robe joinery for those who live for fashion and need a little extra.

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## Outstanding location

This brand new development is located in what can only be described as the perfect location for those keen to have the quintessential Melbourne living and lifestyle experience.

Wellington Street is the pivotal link between Fitzroy Street, St Kilda and Chapel Street, Prahran and puts you within walking distance to a vast range of amenities and lifestyle options.

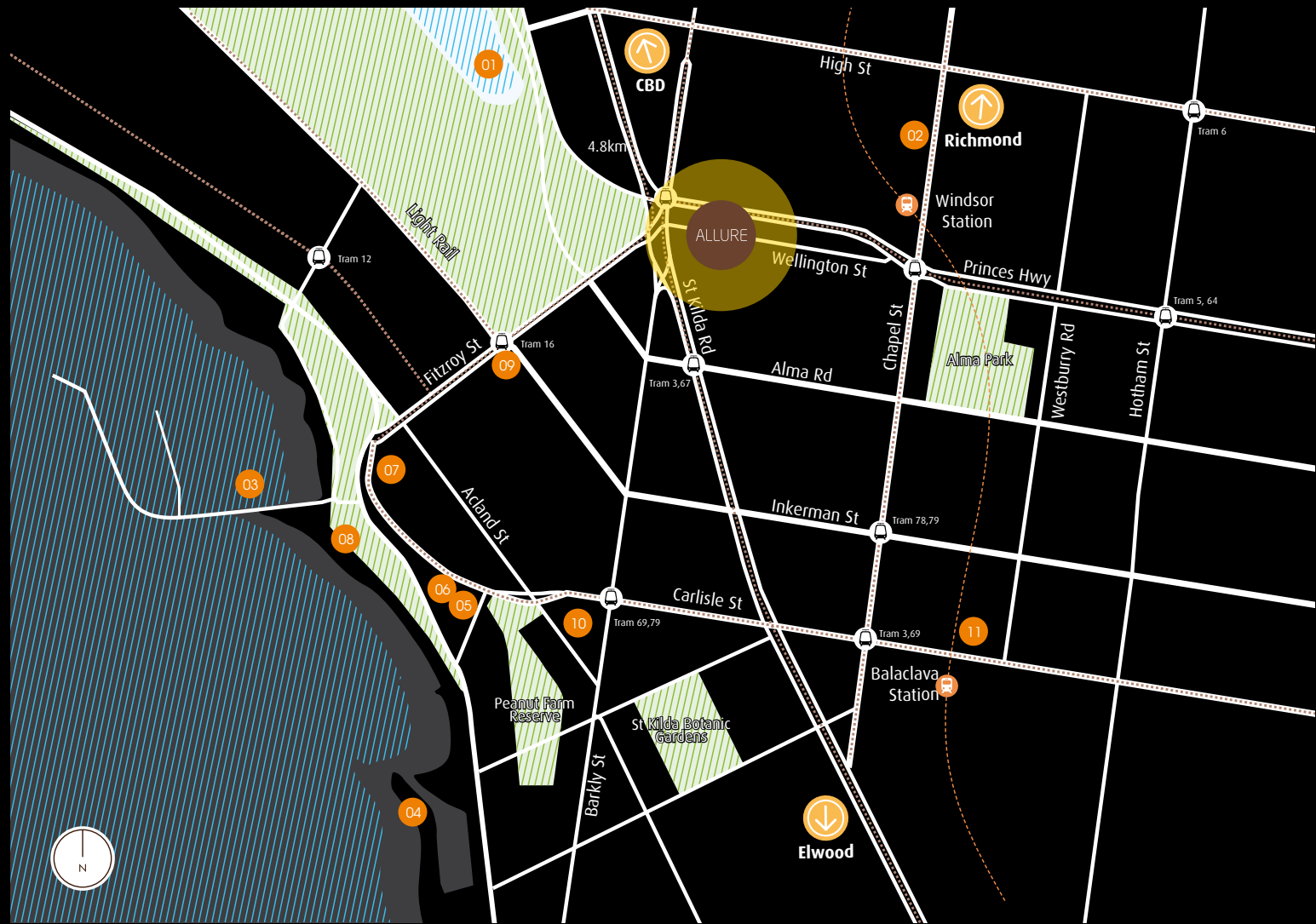
Only 6kms from the CBD, this is the ideal spot to choose to leave the car at home, reducing your carbon footprint and your weekly budget costs in one swoop. Public transport on your doorstep includes four city bound trams departing from Dandenong Road and St Kilda Junction.



Windsor Railway Station is a gentle five-minute stroll away and tram route 78 travels along Chapel Street between St Kilda and Richmond. Those who view their commute as a way to increase their fitness levels will find the 25 minute cycle to the city a stimulating start to the day.

For your everyday needs, all the essential services are catered for. Pharmacies, banks, supermarkets, florists, medical centres and hairdressers are all in very close proximity. For the ultimate fresh food shopping experience visit the bustling Prahran Market for a range of fresh and organic food produce.





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|----|------------------|----|--------------------|----|-------------------|
| 01 | Albert Park Lake | 05 | Luna Park          | 09 | The George        |
| 02 | Chapel St Shops  | 06 | The Palais         | 10 | Acland St Shops   |
| 03 | St Kilda Pier    | 07 | The Esplanade      | 11 | Carlisle St Shops |
| 04 | St Kilda Marina  | 08 | St Kilda Sea Baths |    |                   |







## Pace Development Group

The origins of Pace Development Group stem from the mid 1990's. In that time, we have established a formidable expertise and reputation for design excellence in medium sized residential and commercial developments within the bayside and inner city regions.

As a truly integrated Developer with our own group construction capability, we recognise the discerning needs of our clients and incorporate many contemporary features including interior designed decor & colour schemes, security conscious entrances and basement car parking facilities.

[www.pacedg.com.au](http://www.pacedg.com.au)



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[www.allureapartments.com.au](http://www.allureapartments.com.au)

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St Kilda



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