



1006/452 St Kilda Road, Melbourne VIC 3004

## A clever boutique investment that speaks volumes

Looking for a convenient and profitable investment opportunity? This unique development offers excellent location, world-class amenities, standout designer furnishings and healthy returns.

Beautifully furnished with elegant décor, apartment 1006 is a premium corner apartment with sweeping views across Falkner Park to the Dandenong ranges. Located within the renowned Art Series Hotel; The Blackman, this suite is the one all guests want to upgrade to.

- Rental of \$26,871 per annum
- Long term lease until August 2020 with 3 further options of 5 years.

A hop, skip and a jump from Melbourne's CBD, The Blackman is situated in the heart of the prestigious boulevard of

Leisure  
FOR SALE

36sqm

DEAGUE GROUP

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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