

**264 Moray Street, South Melbourne, Vic 3205**

 **RE/MAX**

**Townhouse For Sale**

Wednesday, 12 June 2024

264 Moray Street, South Melbourne, Vic 3205

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Oliver Bruce  
0409856599



Nicholas Hoo  
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**\$2,000,000 - \$2,200,000**

Exemplifying functional contemporary family living in the heart of South Melbourne, this luxury four-bedroom, three-bathroom residence is masterfully designed for peaceful urban ease. Walking distance to South Melbourne Market, Albert Park Lake and the Royal Botanical Gardens, alongside trams into the CBD, this striking home ensures true lifestyle convenience. With a desirable north-facing aspect, the home's multi-level interior invites instant calm, with a wraparound alfresco area capturing sweeping city views, an oversized garage and impeccable style that fits harmoniously within its exclusive inner-city surroundings. The top floor is an exceptional social hub, headlined by a stunning kitchen fitted with premium integrated appliance and an island bench, flowing through the adjoining living area, awash with natural light and offering direct access to the outdoor entertainment area, where glistening city views backdrop day-to-evening gatherings, enriched by an integrated BBQ. Downstairs, the formal dining room features sliding doors to a balcony space, as well as a study alcove. Descending further the cleverly designed bedrooms are positioned to ensure complete privacy. The main bedroom suite features a spacious double ensuite and bespoke walk-through robe. Two additional bedrooms include a guest suite with an ensuite and study nook, while a fourth bedroom is private and peaceful, accompanied by a tranquil palm-filled courtyard. Additional features include hydronic heating, split system heating/cooling, solar energy, solid timber flooring, an entertainer's balcony with built-in BBQ and outdoor heating, keyless entry, and alarm system.