

# 304/53 Batman Street, West Melbourne, Vic 3003

## Apartment For Sale

Monday, 17 June 2024

304/53 Batman Street, West Melbourne, Vic 3003

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Corey Hayter  
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**\$370,000 - \$407,000**

\* Photo has been virtual staged. A spacious set-and-forget investment opportunity on the very edge of the city, this north-facing 2 bedroom apartment offers the promise of high returns and low maintenance. Sensationally situated on the third floor of the boutique Flagstaff Place building, head downstairs and stroll to all the attractions of the CBD, North Melbourne cafes, universities, Flagstaff Gardens greenery, Queen Victoria Market, free city trams and Flagstaff trains. The large layout is underpinned by sunlit open-plan living and dining and a stone-topped kitchen featuring a mirrored splashback and stainless-steel appliances including a fridge, microwave, an easy-clean electric cooktop and a high-end Fisher and Paykel dish-drawer. Step outside to a sheltered balcony attracting northern sunlight and showcasing panoramic neighbourhood views towards Flagstaff Gardens greenery. A fully tiled two-way bathroom services a pair of generously sized bedrooms with built-in robes. Saving you money with an impressive 7-star energy-efficiency rating, take advantage of split-system heating and cooling, double glazing, a Euro laundry with a combination washer/dryer, roller and slimline Venetian blinds, and recessed down-lighting. Flagstaff Place is graced with a building manager, video intercom entry and resort-inspired access to a fully equipped gym and a sunny rooftop BBQ terrace with impressive views of the stunning city skyline. Meeting and exceeding the requirements of owner-occupiers, investors will also appreciate the potential for short-stay accommodation opportunities. Inspect to be impressed! Outgoings: Council Rates: \$216.64 per quarter approx. Water Rates: \$200.00 per quarter approx. Owners Corporation Fees: \$881.10 per quarter approx. \* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.