

# 4/40 Batman Street, West Melbourne, Vic 3003

## Townhouse For Sale

Thursday, 1 February 2024

4/40 Batman Street, West Melbourne, Vic 3003

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Josh Kalender  
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**EOI \$2,700,000 - \$2,900,000**

Extraordinary inner-city executive luxury One of only seven in a boutique warehouse conversion, this remarkable tri-level townhouse is set to impress with its vast and versatile design by Preston Lane Architects, first-class renovations and dual outdoor zones to enjoy - all on the edge of Melbourne's CBD with Flagstaff Gardens at the end of the street. An oasis of quality and class, the home's refined interior showcases an extra-large master bedroom with custom-fitted robes, deluxe marble-tiled ensuite and its own private balcony, as well as two further bedrooms (BIRs) and two additional bathrooms. Further underlining its spacious floorplan is the inclusion of a separate lounge/retreat and expansive open-plan living/dining zones complemented by a gourmet kitchen with marble benchtops and splashbacks, ample cupboard space, Bosch cooking appliances and integrated AEG dishwasher. Other luxuries of this amazing home include hydronic heating and ducted reverse-cycle air conditioning, ducted vacuum, high ceilings and original solid hardwood floors, along with a full-size laundry, additional European laundry and excellent storage options throughout. Completing the picture is a large terrace (from the living area) ideal for relaxing or entertaining while taking in the city skyline views, plus the unique advantage of a huge tandem double garage/workshop via gated residents' driveway (both remote-controlled) and two extra parking permits. Haileybury College around the corner (zoned to University HS), it's also walking distance to both Flagstaff and Southern Cross train stations, Latrobe Street trams (free tram zone) and Queen Victoria Market, as well as easy access to hospital/uni precincts and Docklands.