

**711/41 Batman Street, West Melbourne, Vic 3003**



**Apartment For Sale**

Monday, 22 April 2024

711/41 Batman Street, West Melbourne, Vic 3003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$450,000 - \$495,000**

Expertly designed with a strong focus on attracting northern sunlight, this captivating 2 bedroom corner apartment is a stunning example of free-flowing style on the cusp of the CBD. Zoned to highly prized North Melbourne Primary and University High Schools, take an easy stroll to Flagstaff Gardens, transport choice, SkyBus, universities, Queen Victoria Market, Haileybury College and all the attractions of the CBD. Beyond a Mondrian-inspired foyer, discover an L-shaped kitchen with sleek stone surfaces, 4-burner gas cooktop and an integrated dishwasher. Glide across brand-new floorboards under roomy open-plan living/dining and connect with a north-facing balcony. Dine, recline and entertain with sublime views sweeping over neighbourhood rooftops and taking in the Docklands skyline, the Melbourne Wheel and Flagstaff Gardens. Both sizeable and sunlit bedrooms are serviced by mirrored built-in robes and a fully tiled bathroom with a rainfall shower, mirrored cabinetry and a stone-topped vanity. Superbly set on the seventh floor of the mid-rise Park West Apartments complex, take advantage of secure car parking, a Euro-style laundry, split-system heating and cooling, roller blinds, recessed down-lighting, video intercom entry, bike storage and low owners corporation fees. A flawless market entry, a value-packed town base or a rewarding investment with strong returns, this one has it all! Outgoings: Council Rates: \$243.00 per quarter approx. Water Rates: \$160.00 per quarter approx. Owners Corporation Fees: \$1,233.00 per quarter approx.\* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.