



411/23 Batman Street WEST MELBOURNE, VIC

 2  2  1

## New Luxury Duplex Apartment at Flagstaff Garden

\*\*INSPECTION BY APPOINTMENT ONLY.

Perfectly positioned in "Flagstaff Green" building, this luxury two-bed two-bath apartment features a generous open plan living-dining area flowing outdoors to a spacious balcony showcasing great views. Modern gourmet kitchen is equipped with high quality SMEG appliances and ample storage space. Two large bedrooms both with mirrored BIRs and main with fully-tiled Ensuite.

\*\*Photos are for advertising purposes only\*\*

\*\*Bond is six weeks' rental\*\*

\*\*\*Note: Due to the rapidly evolving COVID-19, all clients must register with agent prior



**Melplex Real Estate**

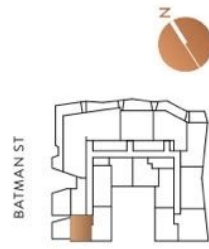


**FLAGSTAFF  
GREEN**

LOT N<sup>o</sup> 411

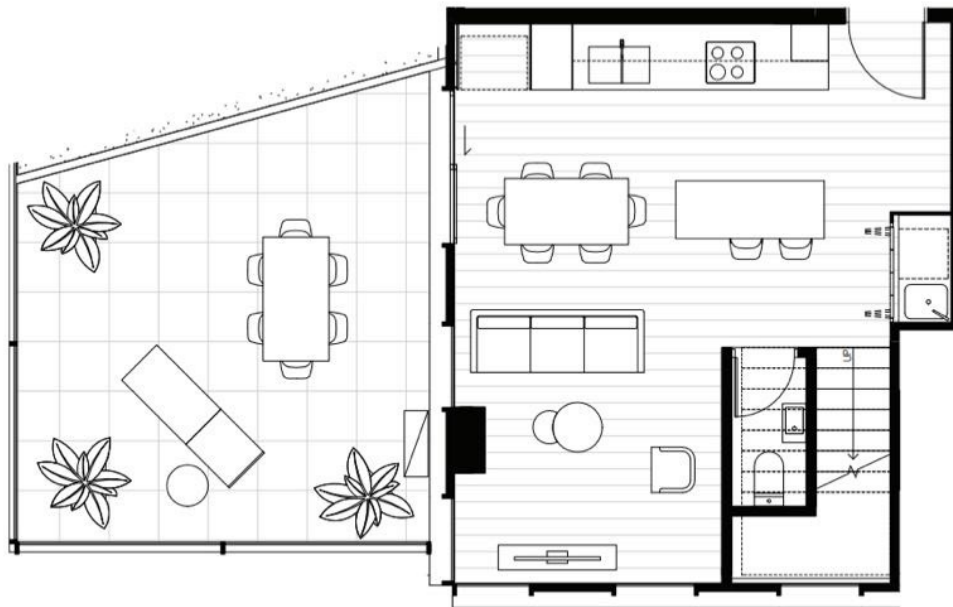
2 Bed 1 1/2 Bath

INTERNAL AREA **75.8m<sup>2</sup>**  
 BALCONY AREA **33.5m<sup>2</sup>**  
 TOTAL AREA **109.3m<sup>2</sup>**

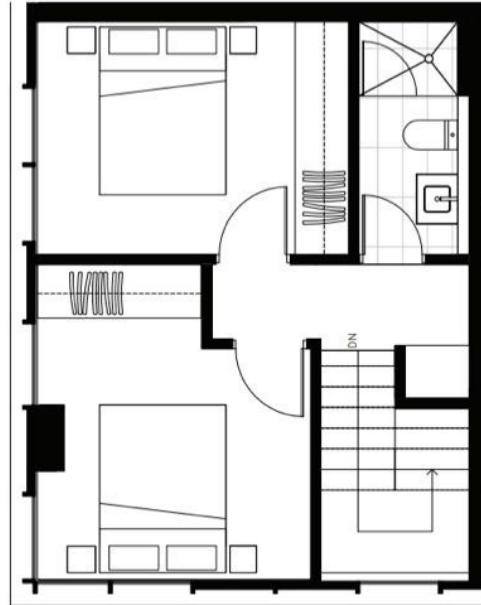


**SPEC PROPERTY**

Drawings are indicative only. Whilst Spec Property has endeavoured to provide accurate information, it does not warrant, represent or contract. Lot numbers may not correlate with final apartment numbers allocated by council. All plans are indicative only and completed prior to completion of the design and construction of the project. Therefore design, dimensions, fittings and specifications are subject to change. Plans issued March 2016, Version A.



LOWER FLOOR PLAN



UPPER FLOOR PLAN



15-31 BATMAN STREET, WEST MELBOURNE

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