

### 8/12 Garton Street Princes Hill VIC

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Quietly nestled opposite the lush expanses of Princes Park, this smart & spacious standout delivers exceptional value and utility for occupiers and savvy investors alike.

Its first-floor position affording a tranquil outlook of leafy surrounds, a bright and welcoming interior sees a generous bedroom joined by copious robe storage and a smart ensuite. A substantial living/dining area provides ample space to relax or entertain, while a wraparound kitchen boasts a broad breakfast bar, stainless appliances, tiled splashback, and plentiful bench/cabinet space. An exceptional opportunity to take advantage of a thriving rental market, further highlights include a combined bath and twin-head shower, electric wall heater, private car space, and NBN availability.

**Price** : \$ 452,500

**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/princes-hill/residential/apartment/7537174>

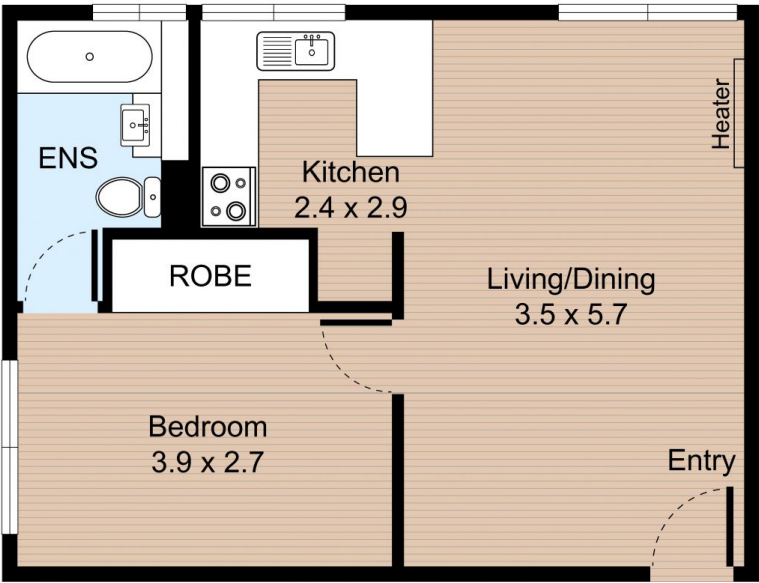


**Andy Lusi**  
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Embedded along the popular Princes Park running track in

Unit 8, 12 Garton Street, Princes Hill

1 Bed 1 Bath 1 Car



FLOOR PLAN



(Not In Position)

CAR SPACE

Internal : 43m<sup>2</sup>



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