

144 Garton Street, Princes Hill, Vic 3054



House For Sale

Thursday, 16 November 2023

144 Garton Street, Princes Hill, Vic 3054

Bedrooms: 4

Bathrooms: 2

Type: House



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\$3,100,000 - \$3,300,000

Available for the first time in 50 years and occupying a generous 403 sqm (approx.), this sizeable family home offers a rare opportunity to break into the desirable Princes Hill locale and secure a property packed with potential for future improvement (STCA). Sitting opposite Hardy Gallagher Reserve amongst peaceful surrounds, this parkside prospect boasts a home of generous proportions, greeting guests with 4 marvellously large bedrooms, all cleverly zoned to the front of the home for privacy. Through the central hallway and past the separate living area, the rear of the home comprises a substantial kitchen/dining area awash in natural light from north-facing windows, a well-equipped bathroom complete with shower and separate tub, and a dedicated study area. Not done there, the property also offers an east-facing backyard with access to an additional toilet, a laundry room with second shower, and a studio space. Regardless of your plans, this exclusive piece of real estate is sure to benefit from the area's amenities, close to the culturally significant Lygon Street precinct, nearby shopping at Barkly Square, Princes Park, Lygon Street and Royal Parade trams, and Jewel train station, and zoned to Princes Hill Primary School and Princes Hill Secondary College. For those with the vision to unlock the potential of this promising residence, don't miss the opportunity to breathe new life into this remarkable property and reap the rewards.