

**9-11 Garden Avenue, East Melbourne, Vic 3002**



**House For Sale**

Wednesday, 27 March 2024

9-11 Garden Avenue, East Melbourne, Vic 3002

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Area: 538 m2**

**Type: House**



Max Ruttner  
0425799942

**\$3,500,000 - \$3,850,000**

AAA+ Art Deco East Melbourne block of four (4) apartments full of charm and character of the 1930's. This freestanding building with two street frontages is set on 538sqm of land, comprising 4x2 bedroom apartments full of light with functional floor plans, high ceilings and large main living rooms. There is enormous upside to increase the rental uplift through refurbishment, underutilised rear land, future development potential/conversion to home, family compound, hotel, or accommodation outcomes (STCA). Positioned on the cusp Melbourne Mecca the MCG, only a 7-minute walk to the Melbourne CBD and treasury gardens and surrounded by homes selling in excess of \$12,000,000 with a medium house price of \$3,650,000. A true-blue chip pocket of Melbourne. Within immediate walking distance to shops, cafes, retail, transport and leading private schools in South Yarra, Richmond, and Hawthorn.