

Sold

403, 8 Elgin St, Carlton



## Generous 18 SQM City Facing Balcony

Two Bedroom + Study + Generous 18 SQM City Facing Balcony

Brand New bright and airy central Carlton location. This home includes a private study nook that looks out to the city. Perfectly suited to the first homeowner or investor. Includes a secure and dedicated car park in the basement plus a storage room on the title. Walk approx. 800M to the University of Melbourne.

Perfectly located in the heart of Carlton. Enjoy tram and bus stops right at your doorstep, walk to the city (2.5km) or pop out for a short walk to amazing Fitzroy and Carlton's best. Cafes, restaurants and nightlife, are just a few steps away. One only at this price. It's rare for us to offer a luxury apartment in this Carlton location, plus the benefit of a secure car park on your title. Many Victorian terraces nearby, at triple this price, do not enjoy the luxury of off-street car parking on title.

This location is excellent and very convenient, but don't take my word for it, see for yourself by viewing the "Walk Score" for this property. It's a real Walker's Paradise, scoring a whopping 98/100. One of the highest scores for Melbourne.

### NOTES:

- Price excludes settlement incentive (FHB can apply for a further \$10,000)

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**Price** SOLD for \$770,000

**Property Type** Residential

**Property ID** 1920

**Floor Area** 89 m2

### Agent Details

Carlo Lorusso - 0404 889 663

### Office Details

In2realty

0404 889 663

**IN2REALTY.**

Gov Grant)

- Enjoy Limited-Time heavily-reduced stamp duty for this project
- Prices are buyer-specific, so further investigation is required (Stamp Duty varies)
- Artist's images to demonstrate finishes only
- Move-in est. Q2 2023 (construction has commenced)

DON'T BE DISAPPOINTED

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.