

2/13 Prince Street, Ferntree Gully

## Private Rear Retreat Beside Tim Neville Arboretum

Privately set at the rear of only two, this single-level retreat is the ideal choice for first-home buyers, downsizers, or investors seeking comfort, convenience, and privacy.

A spacious lounge with high ceilings and windows creates a bright and inviting atmosphere, flowing seamlessly into the open-plan meals and kitchen zone. The kitchen comes fully equipped with quality appliances, generous bench space, and ample storage, while sliding doors open to a covered deck and private courtyard – perfect for entertaining or unwinding.

Three well-sized bedrooms, two with built-in robes, are serviced by a central bathroom with bath, shower, and vanity. Completing the home is a designated laundry, gas heating, air conditioning, and thoughtful extras including a local security alarm, locks on all windows, and garden sheds. Parking is covered with a single garage plus an additional carport.

Backing directly onto the leafy Tim Neville Arboretum, this home offers easy-care gardens with room for pets, while being moments from Ferntree Gully Village, train station, Mountain Gate Shops,

3 1 2

### FOR SALE

Please Call

### AGENTS

Julien Karolos  
0417 332 442  
[jkarolos.boronia@ljhooker.com.au](mailto:jkarolos.boronia@ljhooker.com.au)

Mario Ronsisvalli  
0421 716 370  
[mronsisvalli.boronia@ljhooker.com.au](mailto:mronsisvalli.boronia@ljhooker.com.au)

### AGENCY

LJ Hooker Boronia  
(03) 9762 1022

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

schools, and parkland.

A rare blend of lifestyle, location, and low-maintenance living &ndash; ready to enjoy.

## MORE DETAILS

Property ID	SQRFBK
Property Type	Unit
Land Area	312 m2
Including	Air Conditioning
	Deck
	Built-in-Robes

**Julien Karolos 0417 332 442**

Director - O.I.E.C | [jkarolos.boronia@ljhooker.com.au](mailto:jkarolos.boronia@ljhooker.com.au)

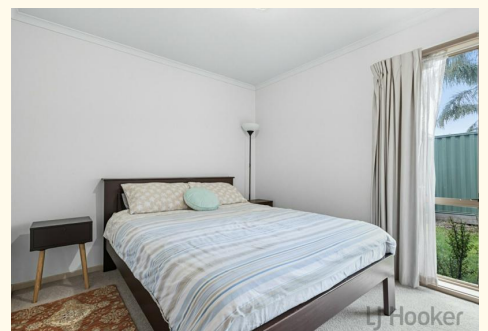
**Mario Ronsisvalli 0421 716 370**

Sales Consultant | [mronsisvalli.boronia@ljhooker.com.au](mailto:mronsisvalli.boronia@ljhooker.com.au)

**LJ Hooker Boronia (03) 9762 1022**

2/94 Boronia Road, BORONIA VIC 3155

[boronia.ljhooker.com.au](http://boronia.ljhooker.com.au) | [boronia@ljhooker.com.au](mailto:boronia@ljhooker.com.au)



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Dimensions are approximate measurements; we cannot guarantee its accuracy. No liability will be accepted for any misinformation