

**1/20 Norfolk Street, Moonee Ponds, Vic 3039**



**Villa For Sale**

Friday, 19 January 2024

1/20 Norfolk Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 237 m2**

**Type: Villa**



John Pasceri  
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**\$790,000 - \$850,000**

**\*\*NEXT OPEN THIS THURSDAY 25TH JANUARY AT 6:45PM - 7:15PM & SATURDAY 27TH JANUARY AT 12:45PM - 1:15PM\*\*\*AS A CONDITION OF ENTRY, ALL PERSONS WANTING TO INSPECT MUST PROVIDE NAME, TELEPHONE NUMBER AND EMAIL ADDRESS\*\***One of only two on its block, featuring its own street frontage and fantastic proximity to Keilor Road, Puckle Street, Moonee Ponds train station, tram routes, Aberfeldie Park and the Maribyrnong Trail, this ideal single level residence is a perfect address for enjoying all the advantages of Moonee Ponds. Free-standing independence, a front garden of pleasing dimensions and an elevated verandah entrance introduce a floor-plan where total move in readiness is matched by easy options for adding update touches of your own whenever the mood or the moment arrives. A living room with a bay window aspect to the garden is complemented by an immaculate original separate kitchen/dining domain while three bedrooms share a central bathroom fitted with a separate bath and shower. The enduring character of the spaces, further enhanced by heating/cooling, a separate laundry and the convenience of a secure single garage, highlights the immediate appeal of a property that also offers such a rewarding future from so many perspectives. Enjoy it, renovate it - or not - and appreciate great inner city lifestyle attractions in every direction! My Agent Real Estate, a boutique agency offering a high level of service and innovative Real Estate practices to our clients right across Melbourne. Please visit our web site [www.myagentre.com.au](http://www.myagentre.com.au) where you can see all our listings and apply for our properties on line. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.**