

**105/252A Union Road, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 25 January 2024

105/252A Union Road, Moonee Ponds, Vic 3039

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jon McKenna



Lachlan Sutton  
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## **Private Sale \$675,000**

Set well back from the street and one of only fourteen in the building, this first-floor apartment delivers a lifestyle of low-maintenance perfection with its impressive design elements (approx 82sqm internal), first-class features and dual outdoor zones to enjoy. Ideal for discerning professionals and downsizers alike, the home's sumptuous interior showcases two bedrooms (large master) both with built-in robes, as well as a deluxe ensuite and equally-stylish main bathroom - both with floor-to-ceiling tiles. The expansive open-plan living/dining area certainly adds to the allure and is further enhanced by a gourmet stone-bench kitchen complete with Smeg appliances, soft-close cabinetry and ample storage cupboards. A terrific mix of elegance and opulence, this amazing apartment also boasts a private balcony (from the master bedroom) and substantial main terrace (from the living area) providing an idyllic space to relax or entertain. Other stand-out features include split-system heating/cooling (x2), double-glazed windows, stylish engineered timber floors and European laundry, plus lift to secure foyer with fob entry, two lower-level parking spaces and walk-in storage cage. Enviably positioned with city-bound trams at your doorstep, it's also walking distance to local cafes, bars, shops and supermarkets (IGA X-press and Woolies Metro), as well as easy access to Ascot Vale Station, popular schools and riverside trails.