

**11 Ormond Road, Moonee Ponds, Vic 3039**

**NICOLE GERVASI**

**Sold House**

Thursday, 12 October 2023

11 Ormond Road, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nikki Gervasi  
0438166116



Andrew DAprano  
0449007055

## Contact agent

SALE BY SET DATE CLOSING 31st OCTOBER AT 5.00PM Enjoying an elevated stance with laneway frontage at rear, this tastefully extended and lovingly maintained period prize presents faultless function and flow with timeless Edwardian style. Making a memorable impression, a wide entry hall displays exquisite detail, with leadlight windows, Baltic pine floors, and soaring, intricate ceilings underlining the home's period allure. Served by a smart bathroom with twin-head shower and soaker bath, three expansive bedrooms feature built-in robes and original fireplaces, while a substantial lounge offers welcomed separation for growing families. Boasting a Smeg oven and gas top and plentiful cabinetry, a wraparound kitchen adjoins a skylit living/dining area, merging with a covered entertainer's deck and north-facing backyard with vibrant gardens, a sizeable shed, and secure parking via ROW. Offering immediate class and comfort with options to utilise roof space, extend the home's footprint, or add another storey (STCA), highlights include split system heating and cooling, double-glazed windows, NBN, a fourth fireplace to main section, electric heater to lounge, and European laundry. Near esteemed schools (zoned to Ascot Vale and St Monica's Primary), it's mere metres from Mt Alexander Road dining and nightlife, parks and sporting fields, the Moonee Ponds Creek Trail, city-bound 59 trams, and CityLink, with Penny Lane's Palace Cinema and Brunetti Classico (near completion) and Puckle Street's famed retail just moments away.