

15 Learmonth Street, Moonee Ponds, Vic 3039

House For Sale

Wednesday, 6 December 2023



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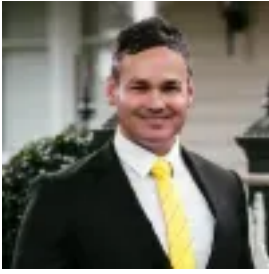
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 230 m2

Type: House



Adam Hicks
0438066259



David Bignoux
0405126355

\$1,100,000 - \$1,200,000

With a flourishing front garden and an east facing porch, on which to take in serene sunrises, it's clear from the outset this is a property of class, elegance and convenience. Step inside to high ceilings and quality timber floors that flow throughout a light-filled ground floor layout that has much to reveal, including two huge bedrooms with robes and a modern main bathroom with shower and separate bath. A grand hallway culminates with a simply stunning open plan dining and exquisitely finished kitchen precinct flooded with natural light. Incorporating stone benches, an integrated 900mm gas cook top, oven and rangehood, a dishwasher and plenty of soft-close storage, the kitchen is a real highlight. Head upstairs to a magnificent and versatile living area/retreat that not only has split-system heating and cooling for comfort, but provides a spacious place to relax, entertain or play. The perfectly private courtyard is both low-maintenance and well designed, proving a place to relax with a cup of coffee and a good book or for backyard barbecues with friends. With a double garage (remote tilt door) with rear access further contribute to a beautifully presented property that could not be better placed. Ideally located, within walking distance to Moonee Ponds Train Station, Moonee Ponds Central Shopping Centre, Mt Alexander Rd trams and the eclectic array of shops, cafes and restaurants along Puckle St, with easy access to a number of local schools, parks and walking trails, as well as enjoying great connection to Mt Alexander Rd, Pascoe Vale Rd, Maribyrnong Rd, City Link and the Melbourne CBD.