

**186 Maribyrnong Road, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**Sold House**

Friday, 20 October 2023

186 Maribyrnong Road, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jayson Watts  
0393791313



Toby Nathan  
0393791313

**\$1,200,000**

A brilliant family entry into Moonee Ponds, this distinctive double-front Victorian home is set to impress with its generous dimensions, quality inclusions and close proximity to the area's key lifestyle attractions. Beyond the picket-fenced front garden and captivating facade with decked verandah, discover a light and bright interior comprising a wide entrance hallway, three large bedrooms (two with BIRs), neat bathroom and additional powder room (second WC). Adding to the appeal is a spacious central living room and open dining area at the rear adjoined by a well-appointed kitchen complete with stone benchtops, ample cupboard space, stainless-steel cooking appliances (900mm) and dishwasher. Other highlights of the home include ducted heating and evaporative cooling, solar power and internal laundry, as well as towering ceilings, solid timber floors and original lead-light windows. Step outside to enjoy the low-maintenance north-facing backyard, plus secure two-car off-street parking via remote-control rollerdoor to Latrobe Street. Moments from the tram stop (routes 57 and 82), it's also walking distance to Union Road cafes, bars, shops and Woolies Metro, as well as easy access to riverside trails, local schools, kinder/childcare facilities and Ascot Vale Station.