

**2/20 Orford Street, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**Townhouse For Sale**

Friday, 17 May 2024

2/20 Orford Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Patrick Tilli  
0393791313



Eleanor Currie  
0393791313

## **Auction \$900,000 - \$990,000**

Cleverly crafted and meticulously detailed, this modern masterpiece combines inspired architecture, designer luxury and rooftop surprise to deliver a first-class executive lifestyle moments from riverside trails and parkland. Set well back from the street and one of only four, the home's luminous interior boasts three well-proportioned bedrooms with fitted robes all complemented by two stunning bathrooms – both with concealed cisterns, rain-head showers and floor-to-ceiling tiles. Add to this a dedicated study alcove and adaptable open living/dining area serviced by a gourmet kitchen complete with fridge waterpoint, Bosch cooking appliances and integrated dishwasher. Split-system heating/cooling, keyless entry, video intercom, high ceilings, engineered oak floors and premium Watermark tapware all add to the allure, along with stone benchtops throughout (incl. the Euro laundry) and double-glazed windows all-round. Rounding out this remarkable lifestyle package is a fabulous rooftop terrace ideal for relaxing and entertaining while taking in the sweeping city views, plus a wide north-facing balcony (from the living area) and internally-accessed double garage via the gated driveway (both remote-control). The convenience of Maribyrnong Road trams around the corner along with local cafes and restaurants, it's also close to Moonee Ponds Station, Puckle Street's renowned retail precinct, popular primary school and esteemed private secondary colleges.