

**2/36 Park Street, Moonee Ponds, Vic 3039**

**MATTHEWS.**

**Unit For Sale**

Thursday, 29 February 2024

2/36 Park Street, Moonee Ponds, Vic 3039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Joel Taylor

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**\$620,000-\$680,000**

**WELCOME HOME**That's right: three courtyards to enjoy, plus it has a long list of features and lots of natural light as well. Best of the best in a secure refurbished block, this ground-floor apartment really is the bees knees when it comes to heart-of-Moonee Ponds living or investing. Added bonus is the fact that it's also got two parking spaces. Not that you need a car in this amazing location when shops, cafes, bars, restaurants, trains, trams, parks and Palace Cinema are all at your fingertips.**THESE ARE YOUR NEIGHBOURS**COFFEE - Darling Street Espresso, Convoy, Gathered Cafe EAT - Carasello, Esca Grill, The Tote TREAT - Hunky Dory, Happy Apple Gelato, Gotham DoughnutsDRINK - The Valley Cellar Door, Penny Young, Holmes Hall WELLNESS - Endota Spa, Beyond Rest, Flow lab**THE FINER POINTS**| Two bedrooms (large main) with BIRs | Contemporary-style central bathroom | Spacious living room | Well-appointed kitchen/meals area | Stainless-steel cooking appliances | Bosch dishwasher | Split-system heating/cooling | Internal laundry facilities | Video intercom | Secure entrance | Private light-well courtyard (via the second bedroom) | Large side courtyard (via the meals area) ideal for entertaining | Front courtyard (via the living room) with its own private (second) entrance |**FINAL WORD**The choice here is so easy it's a walk in the park.