

**2 Grandison Street, Moonee Ponds, Vic 3039**

**Rendina**

**House For Sale**

Sunday, 26 May 2024

2 Grandison Street, Moonee Ponds, Vic 3039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact Agent

Alive with character and rich with charm, this beautifully refurbished Edwardian presents families with sunlit spaces and contemporary comforts amongst tranquil north-facing gardens. Situated in a highly-desired locale, the irresistible residence is peaceful, private and just moments to an array of necessities. • Beyond the heritage façade with a shaded return verandah, the accommodation is enriched by soaring ceilings, decorative plasterwork and multiple original fireplaces. • Beyond delicately coloured leadlight that surrounds the entrance, rich timber flooring flows through the open plan living/dining zone which extends from the classic entertainer's kitchen boasting stainless steel appliances. • Double French doors open out to the outdoor alfresco area which although oriented to capture the sun, is perfectly sheltered to create an idyllic setting for summer get-togethers – it enjoys calming outlooks of the leafy established gardens. • Adding appeal further for families, there is a separate lounge with a fitted study nook and cosy fireplace in addition to even more living space upstairs (pool table in-situ) set beneath the pitched roofline and featuring a peaceful window seat plus sunny northerly balcony. • Four bedrooms – three with fitted storage – span the two levels serviced by two renovated bathrooms, while a laundry leading out to the garden is also offered. • Ducted heating/cooling, garden shed & newly installed solar panels. • Around the corner from bus stops and across from Queens Park, the home is within easy reach of both Essendon & Moonee Ponds' stations, shopping and dining options.