

# 204/40 Hall Street, Moonee Ponds, Vic 3039

## Apartment For Sale

Friday, 17 May 2024

204/40 Hall Street, Moonee Ponds, Vic 3039

**Bedrooms: 2**

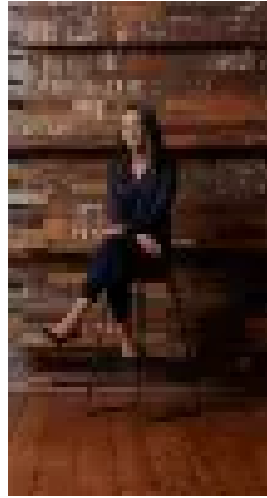
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Anthony Lu  
0398292900



Sophie Carmichael  
0398292900

**\$570,000 - \$610,000**

Well proportioned, beautifully appointed and perfectly positioned, this designer apartment offers an exceptional low-maintenance lifestyle with access to Mason Square's world-class facilities and the best of Moonee Ponds at your doorstep. The open-plan living/dining area is illuminated by wall-to-wall windows and includes a sleek stone kitchen with a breakfast bar, ample cupboard space and quality appliances. Completely flawless, luxury is further displayed by 2 double-sized robed bedrooms (main with WIR/ensuite), deluxe bathroom, wrap-around entertaining terrace, split system heating/AC, double-glazed windows, basement car space (not stacker) and storage cage. Indulge in the exclusive residents' amenities, including BBQ/entertaining areas, gardens, pool and spa, gymnasium, workshop, private function room and outdoor cinema, plus the benefits of this amazing inner-urban precinct with Moonee Ponds Station, boutique shops, major supermarkets, popular cafes, bars, restaurants, the new Palace Cinema, junction trams, buses and the open spaces of Queens Park all within easy reach. To arrange a time to inspect this property, click Book an Inspection Time or Email Agent to access our online booking system. By registering, you will be INSTANTLY informed of any updates, changes, or cancellations for your appointment. Whilst we endeavour to represent this property information to the best of our knowledge and have no reason to doubt any inaccuracy, this information has been provided to us by the property owner and we therefore accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in any information. We encourage buyers to make their own enquiries and refer you to the due diligence checklist provided by Consumer Affairs for further information:

<http://www.consumer.vic.gov.au/duediligencechecklist>