

**2104/40 Hall Street, Moonee Ponds, Vic 3039**

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**Apartment For Sale**

Wednesday, 6 December 2023

2104/40 Hall Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Contact Agent

Positioned perfectly on the 21st floor and capturing stunning views of Melbourne CBD and surrounding suburbs this unique residence presents a thoughtful design and floor plan showcasing spacious, bright living spaces. Residence 2104 boasts an impressive 134m<sup>2</sup> of internal living plus a balcony that offers stylish, high-quality furnishings; a light colour scheme complemented by engineered timber flooring throughout with a modern feel and a contemporary touch. The kitchen is designed to entertain with a great sense of spaciousness. The island bench presents a double sink and ample amount of bench space, perfect for cooking with the entire family around you. It features Baumatic appliances with a 600mm induction cooktop and wall-mounted electrical oven. With an abundance of space, the flowing design provides a dining area and living area leading out to sliding glass doors revealing a great balcony (29m<sup>2</sup>) and incredible uninterrupted CBD views. The master bedroom is complemented by a walk-in wardrobe and a generous-sized ensuite larger than most bathrooms. The second bathroom is conveniently positioned next to the 2nd bedroom well-sized bedroom. The 3rd bedroom has been re-designed into a formal study or guest room which can also be opened up with stunning glass sliding doors. This beautiful residence offers: 3 bedrooms plus Study 2 bathrooms (bathtub to ensuite) 2 car spaces Full-Size Laundry 134m<sup>2</sup> on internal living approx. 29m<sup>2</sup> Entertaining balcony Storage cages Upgrades include: Wall mount oven Keyless front door entry The residence is completed by floor-to-ceiling glass door panels opening to the generous balcony providing an abundance of natural light and a tranquil atmosphere throughout. As part of the Mason Square development you have exclusive access to: Gymnasium Swimming pool Spa BBQ areas and outdoor cinema Private function room for special occasions Building Manager Situated in the heart of Moonee Ponds you have access to an abundance of amazing restaurants, cafes, and shopping right on your doorstep. For public transport, you are spoilt for choice with the Moonee Ponds train station, Moonee Ponds Junction trams, and buses within a few minutes walk. An inspection will simply impress you. For a private inspection, please call: Adam Farrugia: 0405 277 061 Kelly Wood: 0480 231 952