

**2206/40 Hall Street, Moonee Ponds, Vic 3039**

**MATTHEWS.**

**Apartment For Sale**

Friday, 10 November 2023

2206/40 Hall Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



John Matthews  
0433325238



Joel Taylor  
0411611521

**\$1,250,000 - \$1,375,000**

**WELCOME HOME**What a lifestyle! Top floor. Corner position. Dream design. Really wide terrace. And spectacular views. From this vantage point you enjoy an uninterrupted panorama encompassing the city and the bay all the way around the mountains. Plus, you get to enjoy a private top-floor lifestyle of space and luxury along with all the first-class residents' facilities Mason Square has to offer. Icing on the cake is stepping outside to find the best of Moonee Ponds at your doorstep.**THESE ARE YOUR NEIGHBOURS**COFFEE - Darling Street Espresso, Convoy, Six Points 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**| Large master bedroom with WIR | Deluxe double-vanity ensuite with freestanding tub and views | Two additional bedrooms (1 with WIR, 1 with BIRs) | Stylish main bathroom | Expansive open-plan living/dining area flanked by wall-to-wall windows | Stone-bench kitchen with island breakfast bar | Lots of cupboard space | Walk-in pantry/cellar | 900mm oven | Induction cooktop | Integrated dishwasher | Full-size laundry | Split-system heating/cooling | Video intercom | Lift to secure foyer | Two lower-level side-by-side parking spaces | Two storage cages | Residents' BBQ/entertaining areas, pool, spa, gym and function room |**FINAL WORD**That's not a penthouse. This is a penthouse.Expression of Interest Closing 5th Dec 6:00pm