

**23 Darling Street, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**Sold House**

Sunday, 13 August 2023

23 Darling Street, Moonee Ponds, Vic 3039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$1,155,000**

A rare find in Moonee Ponds, this classic single-front terrace is sure to make an immediate impression with its timeless character, long list of quality enhancements and enviably convenient inner-urban location. Beyond the gorgeous facade, discover an impeccably presented interior comprising two generous bedrooms (main with BIRs) both serviced by a sleek renovated bathroom with concealed cistern, frameless shower and stylish brushed-brass fittings. Add to this a central lounge leading through to the open-plan living/meals area complete with polished concrete floors accompanied by a modern stone-bench kitchen with tiled splashbacks, soft-close cabinetry and Bosch dishwasher. Other stand-out features include high ornate ceilings and solid hardwood floors (front rooms), gas heating, split-system a/c and internal laundry facilities, plus a substantial backyard with extensive brick paving, ROW potential and plenty of room for future expansion (STCA). Moments from popular Darling Street Espresso, Maribyrnong Road trams and Moonee Ponds West Primary School, it's also walking distance to river trails, Union Road shops, bars and eateries, as well as easy access to Moonee Ponds Station and the area's vibrant retail precinct.