

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



**House For Sale**

Tuesday, 5 March 2024

23 York Street, Moonee Ponds, Vic 3039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



John Morello  
0393792000



Carmel Morganti  
0438665145

**\$1,600,000 - \$1,750,000**

Set on a wide block of land (approx 610sqm), this clinker-brick classic presents a terrific family lifestyle opportunity (room for extension and/or development STCA) with its flexible floorplan, top-quality features and sought-after location. Impeccable throughout, the home's main level showcases three bedrooms (large master) with built-in robes all complemented by two stylish fully-tiled bathrooms. Filled with natural light, the spacious central living room flows through to the modern stone-bench kitchen with soft-close cabinetry, Bosch appliances and adjoining meals area. Other highlights of the home include ducted heating/refrigerated cooling for year-round comfort, alarm system and solid hardwood floors. Completing the picture is a large under-house studio (or home office, rumpus, teenage retreat) with its own split-system air conditioner and adjoining laundry/utility room, plus a sunny backyard to enjoy and double garage via the gated side drive. A short stroll to Moonee Ponds Station and the buzz of Puckle Street along with the area's renowned eateries, wine bars, shops and supermarkets, it's also close to local primary schools, esteemed secondary colleges, riverside trails and acres of parkland. Brought to you by Vendor Marketing – Melbourne's most qualified vendor advocates – [vendormarketing.com.au](http://vendormarketing.com.au)