

**32 Montague Street, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**House For Sale**

Wednesday, 29 November 2023

32 Montague Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



David Vaughan  
0393791313



Natasha Flinders  
0393791313

## **Auction \$1,350,000 - \$1,450,000**

A secluded Moonee Ponds cul-de-sac provides the perfect setting for this mid-century home offering a lifestyle of immediate comfort and convenience with exciting options ahead for those looking to renovate, renew or redevelop (STCA). Set on a substantial block of land (approx 642sqm), the home itself currently comprises two main bedrooms (large master with built-in robes) both serviced by a neat central bathroom and separate WC. Add to this a light-filled front lounge, open dining area and adjoining kitchen, as well as an internal laundry, reverse-cycle split-system air conditioner and three additional ceiling fans. Step outside to discover a wide undercover patio overlooking the wonderfully deep backyard complete with bungalow (including ensuite), separate study, remote-control garage/workshop and additional carport via the side driveway. Walking distance to local parks, Albion Street buses and the Moonee Ponds Creek Trail, it's also close to popular cafes and Pascoe Vale Road trams, as well as easy access to Essendon Station, a range of schools and Puckle Street's vibrant retail precinct.