

37 Athol Street, Moonee Ponds, Vic 3039

Sold House

Tuesday, 5 September 2023



37 Athol Street, Moonee Ponds, Vic 3039

Bedrooms: 6

Bathrooms: 6

Parkings: 7

Type: House



David Melatti



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Contact agent

SOLD - MORE HOMES WANTED - WE HAVE BUYERS WANTING TO BUY IN THE AREARare once in a 50 year opportunity for an inter-generational family. Three residences with private sanctuaries, harmonious co-existence, and parking for 7 cars. Versatile living options: occupy the entire residence, accommodate a large family, or house three generations. Secure and private setting with potential for a 5-bed, 5-bath home or separate 1-bed apartment. Main Residence: Fully renovated, 3 queen-size bedrooms/ 5 bedrooms with upstairs combined, all with ensuites, high ceilings, and custom craftsmanship. High end kitchen, dining, and living area leading to an al fresco space and grassed lawns. Butlers pantry with top-quality appliances. Potential rent \$1200pw Apartment 1: Self-contained 1-bed unit with kitchen, open plan living, ensuite, laundry, and undercover balcony. Currently rented for \$380pw Apartment 2: Self-contained 2-bed unit with lounge, modern kitchen, meals area, views, bathroom, WC, and undercover balcony. Currently rented for \$475pw Total rental return potential - \$2055pw / \$8929pcm / \$107k per annum approx Oversized double garage/ games room/ home office/ storage room, additional off-street parking for 4 cars at the front, and 3 cars at the rear. Features include Oak flooring, Italian tiles, heating/cooling systems, Sonos speakers, CCTV, double-glazed windows, electric blinds, and high-quality finishes. Exclusive location near Moonee Ponds Station, Puckle Street, Maribyrnong Road trams, Union Road, parks, riverside trails, and elite schools. Ideal as a forever home, astute investment, or a combination of both in this enviable location. Don't miss this rare and unique opportunity. You will not find anything like it for a very long time!