

**4/19 Montague Street, Moonee Ponds, Vic 3039**



**Unit For Sale**

Saturday, 13 April 2024

4/19 Montague Street, Moonee Ponds, Vic 3039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$650,000 - \$690,000**

Instantly enjoy immaculate presentation across spacious dimension, or choose to personalise by enhancing if preferred (Subject to Council Approval); either way, this charming two bedroom villa allows you to secure a coveted Moonee Ponds address. Within a well-maintained low-density allotment and offering access via Lawson Street, plus its own private front garden, the property showcases a flowing interior designed for a cascade of natural light to shine through. The bright lounge with an air-conditioning unit leads to the timber kitchen/meals area equipped in gas cooking appliances, double sink and breakfast bar. Meanwhile, the north-facing backyard with established garden bed presents potential for outdoor entertaining. There is also garage parking with backyard access. Back inside, a neat central bathroom with separate WC services carpeted bedrooms featuring built-in-robos. Additional extras comprise timber finishes including doors/architraves, heating throughout, full-size laundry to outside and alarm system. Approximately only 7.5km to the iconic CBD, yet just walking distance to the lush environs of Queens Park. Moments to Moonee Ponds Central/Station, Pascoe Vale Road tram #59, lively Puckle Street dining/shopping and Moonee Valley Racecourse. Online Auction Link: <https://x5u9a.app.goo.gl/aPv1W>