

**44 McPherson Street, Moonee Ponds, Vic 3039**



**Sold House**

Friday, 27 October 2023

44 McPherson Street, Moonee Ponds, Vic 3039

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 628 m2**

**Type: House**



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**\$1,756,000**

With tremendous potential and a desirable Moonee Ponds address, this traditional 4-bedroom brick home is a perfect location for a promising future. Positioned on approximately 628sqm of land, featuring ample onsite and off-street parking and a generous street frontage, this property offers great possibilities for renovation, restore, rebuild and redevelop (subject to necessary approvals). The interior exudes character, boasting spacious formal living and dining areas with high ceilings and ornate cornices. A generously sized open-style family room adjoins the kitchen/meals area. The four bedrooms are well-served by a central bathroom and a laundry with an additional WC. The property features include ducted heating, air conditioning, ample storage and a lockup garage/shed or workshop. Conveniently situated, it's just a short walk to Puckle Street shops, cafes, Queens Park, Ormond Park, schools, trams, trains, buses, and CityLink access.