

**46 Vine Street, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**Sold House**

Tuesday, 21 November 2023

46 Vine Street, Moonee Ponds, Vic 3039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Matthew Febey  
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Mereoni Robbins  
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**\$1,880,000**

Surrounded by lush gardens, this remarkable home blends Edwardian elegance with contemporary flair to deliver a picture-perfect family lifestyle in one of Moonee Ponds' favourite neighbourhoods. Absolutely nothing to do but move in and enjoy, the home's refined interior showcases three large bedrooms with built-in robes and formal lounge/fourth bedroom all complemented by two modern bathrooms (main with double vanity and freestanding tub). Enhancing its family appeal is the inclusion of a front study and expansive open-plan living/dining area to the rear accompanied by a superb stone-bench kitchen with island breakfast bar, soft-close cabinetry, AEG cooking appliances and Bosch dishwasher. Towering ceilings and solid timber floors add to the allure along with hydronic heating and split-system a/c for year-round comfort, as well as quality laundry facilities (second bathroom) and excellent storage options. Double doors reveal a wonderfully large alfresco entertaining deck overlooking the fabulous backyard with established gardens, two storage sheds and high fences for privacy, plus direct access to the rear ROW. Walking distance to local buses, junction trams, Mount Alexander Road restaurants and Puckle Street's renowned retail precinct, it's also close to popular schools, Ormond Park and Moonee Ponds Creek Trail, as well as easy access to Citylink.