

**6/78 Maribyrnong Road, Moonee Ponds, Vic 3039**



**Sold Townhouse**

Friday, 23 February 2024

6/78 Maribyrnong Road, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Alex Puglia  
0458393162



Andy Lusi

**\$766,000**

Auction: Monday 18 March 2024 at 5:30pm Only a short walk to the myriad of dining options at Union Road and just moments from the relaxing Maribyrnong River and Highpoint shopping centre. Also within walking distance awaits Puckle Street, a vast array of leisure and entertainment options including the newly built Palace cinema complex to catch the latest blockbuster. This double-storey three-bedroom townhouse offers well-loved and cosy seventies construction with plenty of potential for enhancement (STCA). The superbly lit kitchen boasts a Bellini rangehood, tiled splashback, and ample bench space. Proceed to a spacious living room overlooking a generous front yard with supple room for entertainment, relaxation, or a vegetable garden. Enjoy split-level living with the top floor offering three bedrooms, one with balcony access overlooking the front yard. Equipped with two convenient entrances and off-street parking, the property is one of only six units on this boutique block. Centrally positioned between Ascot Vale and Moonee Ponds and within easy reach of the Melbourne CBD through the many surrounding trains and trams, do not miss this opportunity to score a townhouse with strong rental return potential in prime inner-north. Auction: Monday 18 March 2024 at 5:30pm