

**69 Ardmillan Road, Moonee Ponds, Vic 3039**

**Nelson Alexander**

**House For Sale**

Thursday, 9 May 2024

69 Ardmillan Road, Moonee Ponds, Vic 3039

**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**



Patrick Tilli  
0393791313



Eleanor Currie  
0393791313

**Auction \$2,550,000 - \$2,750,000**

A rare opportunity to secure your future in Moonee Ponds' most revered streetscape, this graceful Edwardian residence is perfectly poised to deliver comfortable family living while providing inspiration for a stunning renovation. Step inside to discover a vast interior showcasing four large bedrooms all complemented by two full bathrooms (one on each level) and separate powder room. Enhancing its family credentials is the inclusion of a formal lounge (or fifth bedroom), dedicated home office with built-in workstation, grand formal dining room and expansive open-plan living/meals area adjoined by a granite-bench kitchen with ample cupboard space, Ilve oven (900mm) and Bosch dishwasher. Towering ceilings, solid timber floors, ducted heating and split-system air conditioning all add to the allure, along with a large laundry and exceptional storage options throughout, plus an alfresco entertaining deck and sizeable backyard complete with ROW. A short stroll to popular parks, riverside trails and the area's esteemed private schools, along with the convenience of Moonee Ponds Station, local cafes, restaurants and the area's renowned retail precinct.