

**80 Holmes Road, Moonee Ponds, Vic 3039**



**House For Sale**

Wednesday, 31 January 2024

80 Holmes Road, Moonee Ponds, Vic 3039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 656 m2**

**Type: House**



John Morello  
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Carmel Morganti  
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**\$2,450,000 - \$2,650,000**

'LENORE' – on 656sqm of land (approx) with the best of Moonee Ponds at your fingertips, this grand Victorian Italianate home is set to exceed all expectations with its expanded floorplan, stunning renovations and fabulous poolside entertaining area to enjoy. Beyond the impressive facade, discover a refined interior showcasing a large master bedroom with fully-fitted WIR and luxurious private ensuite, as well as two additional bedrooms (BIRs), equally-opulent main bathroom with freestanding tub and separate powder room. Further highlighting its family credentials is an elegant front lounge (potential fourth bedroom) and light-filled open living/dining area to the rear serviced by a gourmet kitchen with custom cabinetry, Fisher & Paykel appliances including induction cooktop and adjoining butler's pantry. Towering ceilings add to the allure along with hydronic heating (including bathroom towel rails), reverse-cycle ducted air conditioning, motorised blinds (all bedrooms) and American Oak herringbone (engineered) timber floors, as well as a large laundry, excellent storage options, premium fittings and marble benchtops throughout. Completing the picture is a fabulous porcelain-tiled alfresco entertaining area with built-in BBQ, open fireplace and private north-facing backyard with heated (heat pump) magnesium pool, plus a poolside shower, additional powder room, double garage via ROW and gated front drive (both remote-controlled). Walking distance to Moonee Ponds Station along with an array of shops and supermarkets, popular cafes, renowned restaurants and wine bars, it's also close to local buses, the new Palace Cinema, riverside trails and the area's esteemed private schools.