

**9 Byron Street, Moonee Ponds, Vic 3039**



**Sold House**

Thursday, 26 October 2023

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**Bedrooms: 4**

**Bathrooms: 1**

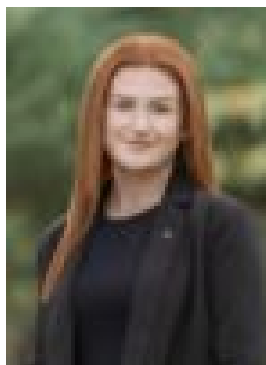
**Parkings: 1**

**Area: 604 m2**

**Type: House**



John Morello  
0393792000



India Barnes  
0490824719

**\$1,760,000**

Period elegance, spacious rooms and sizeable surrounds are the hallmarks of this grand double-brick home providing an exclusive family lifestyle opportunity in Moonee Ponds' revered Poets' Corner precinct. Instantly enjoyable with outstanding options to renovate and extend (STCA), the home's elegant interior comprises a wide hallway accessing four bedrooms (three large) all serviced by a neat bathroom. Add to this a grand formal lounge and sizeable central living room leading through to the kitchen with gas cooker and adjoining dining area. Features include towering pressed-metal ceilings, original fretwork and lead-light windows, along with a split-system air conditioner. Completing the picture is a substantial backyard with land to expand, plus a laundry/storeroom, second WC and direct access to the rear ROW. Walking distance to an array of cafes, bars and restaurants, along with Puckle Street's thriving retail precinct, Palace Cinema (opening soon!), Moonee Ponds Station and junction trams, it also offers easy access to the area's esteemed private schools.