

**94 Pascoe Vale Road, Moonee Ponds, Vic 3039**



**Sold House**

Wednesday, 11 October 2023

94 Pascoe Vale Road, Moonee Ponds, Vic 3039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,350,000**

Full of surprises, this gorgeous Edwardian home delivers a brilliant inner-urban family lifestyle thanks to its spacious and versatile design, long list of features and prized location directly opposite Queens Park. Beyond the lush front garden and enclosed front balcony, discover a serene interior showcasing two main bedrooms (BIRs) both serviced by an updated bathroom with spa bath and additional powder room. Add to this a wide living room and central kitchen/dining area complete with dishwasher and stainless-steel cooking appliances leading through to the enclosed alfresco deck ideal for all-seasons entertaining. Other highlights include ducted heating, split-system air conditioning and secondary glazing, as well as impressively high ceilings and solid timber floors. Completing the picture is a private courtyard with fishpond and remote-control double garage accessed via the rear ROW plus the added advantage of a large self-contained 2BR studio above with its own modern bathroom and kitchenette. One of inner-Melbourne's premier retail/culinary hubs, it's also walking distance to specialty shops, major supermarkets, popular cafes, bars and restaurants, along with Moonee Ponds Station, a choice of tram routes and a range of local schools.