

18 Hotham Street, Moonee Ponds, Vic 3039

MATTHEWS.

House For Sale

Wednesday, 10 July 2024

18 Hotham Street, Moonee Ponds, Vic 3039

Bedrooms: 3

Bathrooms: 2

Type: House



Lisa Cooke

0430450424

\$1,400,000 - \$1,540,000

WELCOME HOMEIt may look cute and cosy, but step inside and you'll find this freestanding period home is more like Doctor Who's Tardis. To begin with, you've got two impressive levels providing spacious family accommodation. There are first-class features everywhere you look, and it's a great home for entertaining both inside and out. All this in one of Moonee Ponds' favourite neighbourhoods close to everything. The biggest dilemma you'll have is whether to get your caffeine fix from Darling Street Espresso or Bang On Bagels.**THESE ARE YOUR NEIGHBOURSCOFFEE** - Darling Street Espresso, Convoy, Six Points EAT - Carasello, Esca Grill, The Tote TREAT - Hunky Dory, Happy Apple Gelato, Gotham Doughnuts**DRINK** - The Valley Cellar Door, Penny Young, Holmes Hall **WELLNESS** - Endota Spa, Beyond Rest, Flow lab**THE FINER POINTS**| Three bedrooms (one downstairs) all with built-in robes | Two stylish bathrooms (one up, one down) | Frameless showers | Central lounge | Study/retreat (upstairs) | Spacious and versatile open living/dining area | Stone-bench kitchen with island breakfast bar | Soft-close cabinetry | Induction cooktop | Dishwasher | High velocity ducted hydronic heating and refrigerative cooling (3 zones) | Solar power (3kW) | Spotted Gum hardwood floors | Double-glazed windows (extension) | Attic storage | Alarm system and security cameras | Separate laundry | Bi-folds to alfresco entertaining deck | Sizeable backyard | Lush lawn | Large garden shed | Watertank | High fences for privacy |**FINAL WORD**Who doesn't love a renovated and extended Edwardian.