

**253 Union Road, Moonee Ponds, VIC, 3039**

COLLINGS  
REAL ESTATE

**House For Sale**

Saturday, 17 August 2024

253 Union Road, Moonee Ponds, VIC, 3039

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Picture Perfect in Prized Pocket

### KEY FEATURES

Three master bedrooms  
Expansive living/dining/kitchen zone  
Private retreat  
Executive office  
All-weather alfresco  
Three-car garage

It's clear from the outset that something special awaits beyond the Edwardian-inspired façade of this exceptional property.

Impressing from inside and out and finished to exacting standards, this split-level family residence, in a highly sought-after, lifestyle location integrates refined modern living with classic charm.

Superbly constructed and lavishly presented it showcases: elegant entry, executive office with custom cabinetry, three elegant, master bedrooms each with luxury ensuite and walk-in robes, tranquil retreat, stylish powder room, cleverly positioned laundry and convenient walk-in storage room.

Poised for grand scale entertaining and ultimate enjoyment, the stunning living/dining domain is defined by effortlessly flowing spaces extending to the idyllic all-weather alfresco deck complete with outdoor kitchen, designated barbeque area and attractive, landscaped garden surrounds.

The bespoke kitchen complements the indoor/outdoor living zones and makes a bold statement with its stone top meals bar, quality cabinetry, Smeg cooker, Smeg dishwasher and large walk-in pantry.

Revealing high-end fittings, finishes and features, this exceptional residence includes: three-car garage with private rear access, video intercom/alarm, high ceilings, hardwood floors, leadlight, reverse cycle systems and quality furnishings.

In prime location close to: bustling Union Road shops, cafes/eateries, tram service, Ascot Vale/Moonee Ponds Train Stations, schools, CityLink and Melbourne CBD.

Stellar opportunity!