

**70 Athol Street, Moonee Ponds, Vic 3039**



**House For Sale**

Saturday, 29 June 2024

70 Athol Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 430 m2**

**Type: House**



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## Contact Agent

Presiding over a prime position on the high side of a wide, tree-lined street, this elevated and freestanding three bedroom home features a coveted northerly rear aspect and dream locale. On a substantial allotment of approximately 430m<sup>2</sup>, it's ready for total transformation or to make way for the exquisite new home you've long been dreaming of (subject to relevant approvals). Comprising living and family rooms and a dining room linked by servery to the kitchen, it's complete with a covered outdoor area and garage. Mere moments to the shops, cafes, restaurants and cinemas of vibrant Puckle Street, plus the tempting eateries and retail options of friendly Union Road, it's well served by a range of nearby transport choices including trams, trains and buses. Renowned schools are within easy reach, including PEGS, Lowther Hall and St Columba's, plus invigorating Maribyrnong River trails and sporting facilities, underscoring a family friendly and compellingly connected position just a few kilometres from the CBD.