

1/36 Evans Street, Moonee Ponds, Vic 3039



Unit For Sale

Tuesday, 25 June 2024

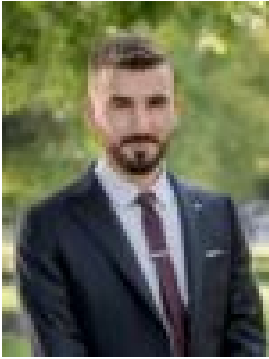
1/36 Evans Street, Moonee Ponds, Vic 3039

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Christian Ianchello
0433627462



Klaudia Fiscaro
0481177911

\$750,000 - \$825,000

Situated in a prime park-side pocket of magnificent Moonee Ponds, this bright and spacious townhome offers immediate ease and comfort with proportions reminiscent of a full-size family home. Its appeal augmented by private street frontage, a fenced front garden, and garage parking for two, an intelligent interior offers outstanding storage and functionality across two pristine levels. An expansive living/dining area flows into a leafy entertainer's yard, while a premium kitchen featuring stainless-steel appliances elevates hospitality prowess. With raked ceilings accentuating a sense of space, a brilliantly bright second storey sees a tidy bathroom with shower and bath serve three sizeable bedrooms; the third of which doubles as a substantial workspace or retreat. Ideal for young families, professionals, and investors, further highlights include reverse-cycle heating/cooling, a large laundry/powder room (second WC), driveway space, and zoning for acclaimed St Monica's Primary, Moonee Ponds Primary, and Brunswick Secondary College. Ideally positioned between quiet Fanny Street Reserve and the Moonee Ponds Creek Trail, with hospital and city-bound trams, CityLink, and the shops, cafés, and eateries of Albion Street and Pascoe Vale Road mere metres away.