

**3/21 Capulet Street, Moonee Ponds, Vic 3039**



**Unit For Sale**

Wednesday, 10 July 2024

3/21 Capulet Street, Moonee Ponds, Vic 3039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## AUCTION \$850,000 - \$935,000

Balancing contemporary style with a touch of period nostalgia, be drawn in by this immaculately presented townhouse and revel in the timeless low-maintenance lifestyle it presents. On its own title with its own north-facing street frontage, no common land, no Body Corporate fees is a huge plus. Having a private driveway leading to a single lock-up garage with an additional car space in front, adds convenience and privacy; you're already winning before you set foot inside! When you do, that winning feeling continues courtesy of an interior boasting plenty of natural light, indoor-outdoor living, zoned accommodation and a neutral colour scheme that makes it both inviting and easy to personalise. It is a wonderful blend of modern convenience and classic charm—definitely a winning combination! Warm contemporary timber floors greet your arrival and flow through the bright north-facing lounge before arriving at the radiant open-plan kitchen/meals area. This space is beautifully enhanced with two sets of French doors that seamlessly unite the interior with the private easy-care courtyard, creating an inviting indoor-outdoor living experience. Two spacious bedrooms are zoned for privacy upstairs featuring a semi-ensuite and walk-in robe to the main bedroom. Additionally, a third robed bedroom downstairs offers family flexibility, catering to various lifestyle needs. Featuring a separate laundry, evaporative cooling, ducted heating and abundant storage, this home ensures comfort and convenience in every season. Start, invest or downsize with confidence, just moments from Fanny Street Reserve, Queens Park, and various transport options including bus, tram and train. Enjoy local foodie hotspots along Rose, Puckle and Napier streets, the Mt Alexander Road dining strip, DFO Essendon, CityLink and well-regarded public and private schools.