



**39 Scotia Street Moonee Ponds VIC**

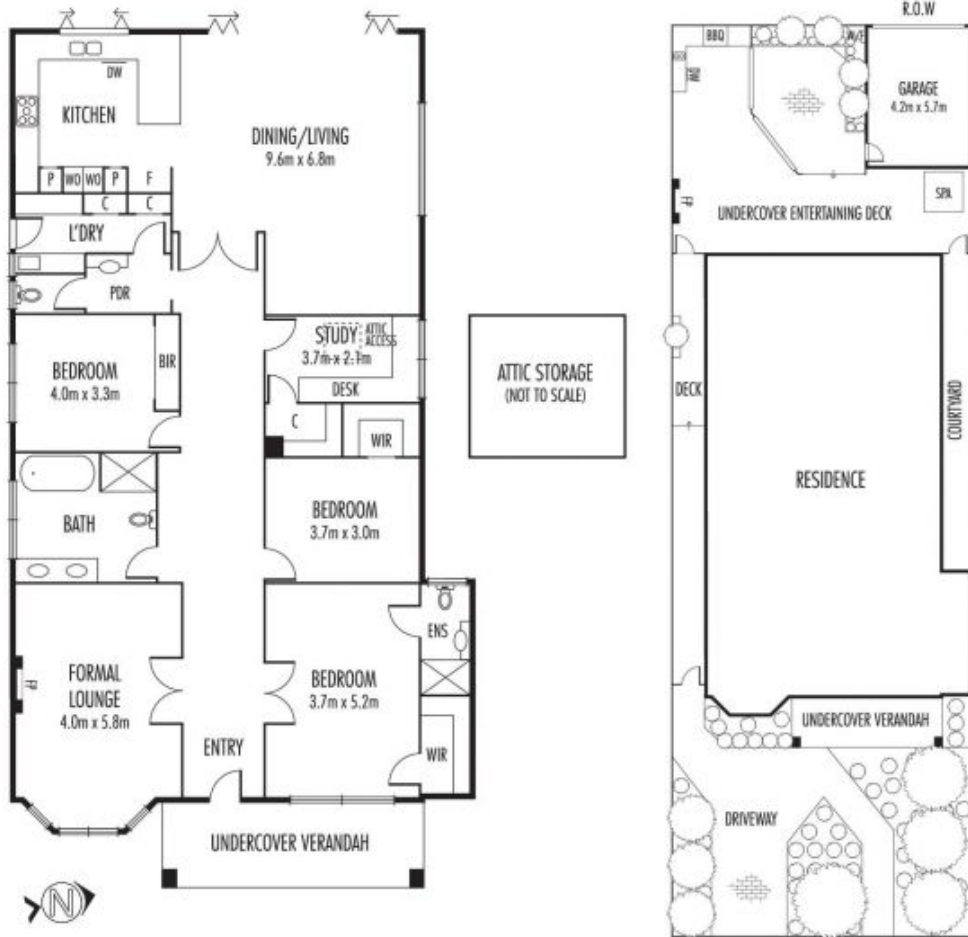
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A sublime entertainer's paradise retaining original beauty matched with modern luxury, this masterfully renovated three bedroom plus office Californian Bungalow is in a league of its own. Moments to the majestic Maribyrnong River, parkland, transport, popular shopping precincts and renowned schools, this is top tier living to satisfy the most exacting. Complementing a tasteful formal lounge is a sublime family/dining/kitchen highlighting premier Gaggenau appliances and a waterfall stone breakfast bar. Outside, the spectacular entertainers' alfresco boasts a chestnut deck with hot tub and impeccably appointed outdoor kitchen, linked to an elegant courtyard. Two fully tiled bathrooms include an ensuite, plus there's a powder room. Abundant extras include a storage room, enormous attic, WIRs/BIR, zoned heating/refrigerated cooling, CCTV, intercom, alarm, ducted vacuum, parquetry, front OSP with electronic access and rear garage to ROW.

**Price** : \$ 1,685,000  
**Land Size** : 495 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/moonee-ponds/residential/house/6208607>



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.