



**4 Newhall Avenue Moonee Ponds VIC**

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A rare opportunity in one of Moonee Ponds' most attractive and tightly-held streets, this grand 1930s home on a wonderfully wide block provides a family lifestyle of immediate quality with outstanding options for those looking to further enhance and expand (STCA). Retaining all the period splendour of its era, the home's impeccably-presented interior comprises three main bedrooms (two large) and study/fourth bedroom, together with a spotless bathroom and separate laundry with second shower. Further emphasizing its instant family appeal is the inclusion of a spacious formal lounge with bay window and adjoining dining room, as well as a central kitchen with ample cupboard space leading through to the rear living area. Other fine features of this classic Californian include ducted heating and evaporative cooling, alarm system and CCTV, original lead-light windows and high ceilings with ornate plasterwork. Step outside to enjoy the sunny

**View :** <https://www.alexkarbon.com.au/sale/vic/north/moonee-ponds/residential/house/7474006>



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# 4 NEWHALL AVENUE, MOONEE PONDS

R.O.W



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.