



# SOLD

## EXPANSIVE FAMILY HAVEN IN PRESTIGIOUS MOONEE PONDS

Discover your slice of Melbourne's coveted inner-city lifestyle in this charming three-bedroom residence, perfectly positioned just 7km from the CBD in prestigious Moonee Ponds. Nestled on an impressive 860 square metre block on peaceful Hopetoun Street, this home presents an extraordinary opportunity to create your dream living space.

The generous land holding and ROW access offer endless possibilities for those looking to renovate, extend, or rebuild (STCA). This property represents an exceptional chance to establish your presence in one of Melbourne's most sought-after suburbs, where period charm meets modern convenience. This Californian bungalow awaits transformation and restoration to its former glory.

Location is key, and this property excels in that regard. Situated in a quiet residential pocket, you'll enjoy easy access to:

- The vibrant Puckle Street shopping and café precinct, Penny Lane cinemas, Brunetti, Coles, Kmart, Woolworths, Aldi, and more.
- Historic Queens Park, with its beautiful gardens and lake.
- The iconic Moonee Valley Racecourse.
- Multiple public transport options, including Moonee Ponds station, Bus interchange, and Tram.
- The picturesque Maribyrnong River Trail and Moonee Ponds Creek Trail.

The three bedrooms provide comfortable accommodation for families, while the expansive grounds offer tremendous outdoor living and entertainment potential. The substantial block size is increasingly rare in this inner-city location, presenting an outstanding opportunity for those who value space and privacy.

Moonee Ponds boasts a fantastic array of amenities that make daily life enjoyable:

- Excellence in education with quality local schools, including Buckley Park Secondary College.
- The prestigious Clocktower Centre for Arts and Culture.
- Moonee Ponds Central Shopping Centre.
- Multiple sporting facilities and clubs.

This established suburb has a rich heritage and maintains a strong sense of community. Its

3 BED | 1 BATH | 2 CAR

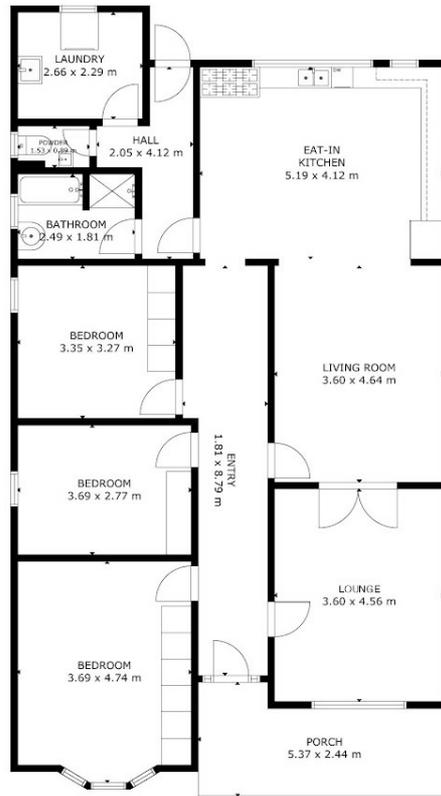
PRICE:  
\$1,950,000

OPEN FOR INSPECTION:  
N/A



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# 15 Hopetoun Street Moonee Ponds



GROSS INTERNAL AREA  
TOTAL: 131 m<sup>2</sup>  
FLOOR: 113 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 11 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.