

**1/64 Second Avenue, Moana, SA 5169**

**HARRIS**

**House For Sale**

Wednesday, 8 May 2024

1/64 Second Avenue, Moana, SA 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 214 m2**

**Type: House**



Sally Jenkins  
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**\$750k-\$825k**

Best offers by 12pm Wednesday 22nd May (unless sold prior) Striking an imposing, ultra-modern figure from its pin-drop-quiet street, this 2017-built townhouse in Moana's sought-after 'Old Survey' epitomises an exciting new dawn for the mid-south coast, all just a 10-minute walk from one of South Australia's most beautiful beaches. The last in a row of attention-grabbing homes, number 1 stands out with its wrap-around rear garden, making its custom BBQ the cherry atop this entertainer with a double garage, living zones on each level and ocean glimpses from bedrooms 2 and 3. All three bedrooms - one with a walk-in robe, ensuite and terrace balcony - wait on the upper floor and feed a spacious retreat that will come in very handy should you work from home or have kids in need of their own space. The home's quality build and tasteful selections shine brightest on a lower level dedicated to shared moments amongst open-plan living that flows to that inch perfect rear courtyard. It's easy to fall in love with cooking all over again in a kitchen with engineered stone bench tops, gas cooktop, dishwasher, ample storage and a breakfast bar. Lofty 2.7m ceilings heighten the sense of space and light, sheer curtains soften the look, ducted r/c sets the temp to 'comfy' all year round and a dual-car garage doubles up as a home gym at the drop of a barbell. The only thing better than being home is leaving it, just a stroll from the locally-loved Deep Blue Cafe on Moana's Esplanade, ensuring a cold dip and a hot brew become customary weekend fixtures. Welcome to Moana. You're going to love every minute of it. More to love: - Ultra-modern townhouse in a prime coastal locale - Deceptively spacious two-level interior - Double garage (with remote entry) plus additional off-street parking in front - Multiple living zones - Striking timber-look floors - Sleek monochromatic bathrooms - Easy-care landscaped gardens - Aggregate paths/driveway - Stylish, neutral colour scheme - Storage galore and space-saving European style laundry - Walking distance from public transport - A short drive from Seaford shopping precinct - Just 10 minutes from McLaren Vale Specifications: CT / 6182/402 Council / Onkaparinga Zoning / HDN Built / 2017 Land / 214m<sup>2</sup> (approx) Frontage / 11.5m Council Rates / \$1,897.89pa Emergency Services Levy / \$139.20 pa SA Water / \$164.77pq Estimated rental assessment / \$700 to \$750 per week / Written rental assessment can be provided upon request Nearby Schools / Moana P.S, Seaford Rise P.S, South Port P.S, Old Noarlunga P.S, Seaford Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640