

1 Macquarie Street, Moana, SA 5169



Sold House

Wednesday, 6 March 2024

1 Macquarie Street, Moana, SA 5169

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 750 m2

Type: House



John Lewis
0429130444



Nick van Vliet
0416088556

\$655,000

Another property sold. Please contact Nick or John for all your property advice. Home and studio on 750sqm in magic Moana Perfect investment property, or dual family living, are these 2 independent homes on 746sqm corner, located a short walk from the stunning sands of Moana Beach. Home has 2 bedrooms, 1 bathroom, with the fully detached studio having one bedroom 1 bathroom. Both homes have separate leases, and are currently tenanted returning \$540 per week providing a lucrative return on investment. They also offer independent driveways and have fencing that separates the yards.

What We Love About The Property;

Indoors; Main Dwelling (Currently on periodical lease agreement at \$330 pw) • Open plan dining/kitchen area with raked ceiling and floating floors. Door leads to the adjoining outdoor entertaining area • Ducted evaporative air conditioning • Kitchen offers an electric stove and oven, tiled splashback, pantry and dishwasher • Living room has nice natural light from large windows and access door to the yard • Both bedrooms offer built-in robes • Bathroom with toilet, vanity and shower over bathtub • Laundry with trough and outdoor access

Studio/Granny Flat (Currently on fixed term lease until 4/7/2024 at \$210 pw) • Kitchen/Living room has a split system for heating/cooling. North facing sliding doors with views that overlook the neighbouring reserve • Kitchen has an electric stove and oven, bench with sink and cupboards and small pantry • Bedroom has built-in storage cupboards and ensuite with shower, toilet and vanity

Outdoors; • Single car carport and adjacent off-street parking for second vehicle for the main dwelling • Off-street parking for multiple cars for the studio • 6m x 6m (approx.) under cover outdoor entertaining area with fan and pull down all weather blinds • 3m x 3m garden shed

Services; • Mains power, water and sewer to both homes • Electric hot water services to each dwelling

This corner allotment of 746 sqm has potential to be a development site (s.t.c.) with the current tenants offsetting holding costs and indicating they are happy to extend leases if possible. Beautiful Moana beach access is only a short 9-minute walk away and the local shopping centres and schools are also within easy access. This is a rare opportunity to get into this tightly held beach side suburb. Come and check it out - you'll love it!

Certificate of Title - 5374/780
Council - Onkaparinga
Zoning - GN - General Neighbourhood
Year Built - 2001
Land Size - 750m²
Total Build area - 166m²
Council Rates - \$1,777.60 pa
SA Water Rates - \$155.56 pq
Emergency Services Levy - \$130.10 pa

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