

**10 Goodrington Way, Moana, SA 5169**

**TURNER.**

**House For Sale**

Thursday, 25 January 2024

10 Goodrington Way, Moana, SA 5169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 651 m2**

**Type: House**



Chris Sonja Dunbar  
0416041044

## **Auction Sat 10th Feb at 4pm**

Auction Saturday 10th February at 4pm – Unless Sold Prior Relax and soak up the view; not just on holidays, but every single day living in this lovely family home. Situated on a quiet street in the tightly held suburb of Moana, the home boasts panoramic balcony views of the ocean, as well as being only a three-minute walk to Moana Beach – there's nothing left for you to do but enjoy coastal lifestyle at its best. A clever layout provides plenty of room for the whole family and encourages effortless year-round entertaining in every season. Downstairs, the formal living area is spacious with bar and dining area to accommodate intimate dinner parties or family gatherings. The open-plan casual living and kitchen overlooks the private, fully fenced backyard with undercover pergola and pool – a tropical paradise, perfect for Summertime BBQ's with family and friends. Upstairs, the Master bedroom with ensuite hosts enviable views of the beach from a private balcony, the perfect place for a quiet morning coffee or a glass of wine watching the sunset at twilight. A further three bedrooms inside the main home provide plenty of room for the whole family. The fully-lined outdoor rumpus room has a living area with bar, converted bedroom and decking area overlooking the pool – the perfect teenage retreat, guest accommodation or games room. And there's more to love:- Stunning views from Moana Beach across the coast- Family kitchen with reduction four burner cooktop, stainless steel oven and dishwasher- Comfort in every season with ceiling fans, reverse cycle split systems and combustion heater with fan- 6.6kW solar panel system- Generous storage throughout home- Undercover entertaining with pergola and paved area- Sparkling pool with new sand filter and pump- Corner block with double entry driveway, off-street parking for caravan or trailer and carport with roller door Located in the tightly held suburb of Moana, opportunities to purchase family homes within the area don't happen often. Known for its close-knit community atmosphere and beachside location, you can stroll the Esplanade with your morning coffee, enjoy an afternoon swim or launch the boat straight off the sand from Moana's beach ramp nearby. Date night at Port Noarlunga with its array of cafés and restaurants is a short drive away, while all the everyday essentials - like schools, shops and public transport are only minutes from your front door. CT / 5384 / 295 Year built / 1990 Equivalent Building Area / 319sqm Land Size / 651sqm Council / City of Onkaparinga Council Rates / \$2,218.67 p.a. Water & Sewer / \$189.33 p.q. ESL / \$163.40 p.a. Torrens Title Speak to TURNER Property Management about managing this property #expectmore RLA 62639