

# 10 Navy Parade, Moana, SA 5169

## Sold House

Wednesday, 7 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$735,000**

Surrounded by other well-maintained homes, this spacious family home offers a fantastic opportunity for those looking to move in with nothing to do but enjoy! Designed with modern family living front of mind, the hub of the home features a large open-plan living area with spacious kitchen providing ample bench space, walk-in pantry and stainless-steel appliances including dishwasher and gas cooktop. The living area flows seamlessly to the paved outdoor entertaining area, connecting the home to the rear yard. The low maintenance backyard offers space for entertaining family and friends with a grassed area for the kids & pets to play. The home features four spacious bedrooms, the master located at the rear of the home offering a walk-in robe and ensuite. The remaining bedrooms are serviced by a modern three-way bathroom with bath, shower and separate toilet. Notable features include:- 4 bedrooms, master with WIR & ensuite- Open plan kitchen / living / dining area- Second living room / formal lounge- Double garage with auto-roller door and drive through access- Ducted and zoned reverse cycle air-conditioning throughout- Zoned for Moana Primary School Located just a short walk to Moana Beach and local shops as well a short drive to McLaren Vale Wine Region with its numerous cellar doors, breweries and restaurants, this location is sure to impress! Property Specifics: Year Built / 2019 Land Size / 375sqm Council / City of Onkaparinga Council Rates / \$2,038.23 per annum SA Water Rates / \$175.51 per quarter ESL / \$149.75 per year CT / Volume 6221 Folio 772 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. RLA 239101