

**11 Livermead Way, Moana, SA 5169**



**Sold House**

Monday, 25 September 2023

11 Livermead Way, Moana, SA 5169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 645 m2**

**Type: House**



David Hams

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**\$780,000**

Please contact David for all your property advice. Located on a quiet street within a short stroll to the spectacular Moana clifftops with walking trails that meander down to Maslin Beach or down to a private section of Moana beach in the other direction. The home features an L-shaped formal lounge and dining room located at the front of the house. There is a gas heater in the lounge room and the dining area flows through to the central kitchen and has double glass doors that open into the large enclosed outdoor entertaining area. The kitchen comes with a large 900mm Bosch oven with a gas cook top and range hood. There is a Bosch dishwasher, a double sink with filter tap and a walk-in pantry. The kitchen overlooks an adjacent casual meals and family room that flows into the rumpus/enclosed outdoor living space via bi-folding doors which is pretty impressive. There are 4 bedrooms, the main with a walk-through robe and a private ensuite bathroom. Bedrooms 2 and 3 have built-in robes and bedroom 4 comes off the casual meals area and could be an ideal home office if required. There is a neat 3-way designed main bathroom and a separate laundry room at the rear of the home. The enclosed entertaining space or rumpus room is the ideal set-up for entertaining. There are bi-folding doors that either connect or separate this space from the family room and there are dual glass sliding doors that flow out to the side lawn. Outside you will find a single garage under the main roof that is accessed via an automated roller door. There is drive-through capability to a large 6m x 6.7m powered garage/workshop. The rear yard has a lovely feel with a bonus additional store room that could be another work from home space or studio subject to necessary consents. There is a decking area at the front that overlooks the garden and does have a cool feel to it. This property could be well suited to a range of different buyers including young couples and/or families, some 1st time buyers and investors as it is currently leased with fantastic Tenants, but with not long to go on the current lease agreement so could still be ideal for buyers wanting to move in. For any additional information, or assistance, please make contact with David Hams on 0402204841 anytime... All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)