

13 Griffiths Drive, Moana, SA 5169

House For Sale

Thursday, 4 April 2024

13 Griffiths Drive, Moana, SA 5169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 850 m2

Type: House



Carly Frost
0883239300

\$699,000 - \$749,000

Nestled just moments away from the picturesque Moana Beach and conveniently located near the Seaford Shopping Centre and various public transport options, lies this delightful seaside residence. Tucked away from the hustle and bustle on a generous plot of land, this cottage ensures a warm and inviting atmosphere. Boasting recent enhancements such as a new roof, updated floor coverings, renovated bathroom, interior and exterior paint, as well as window treatments, this home is primed for immediate occupancy, inviting you to settle in and relish its charm. Featuring two generously sized bedrooms, the master bedroom offers ample space, complete with a ceiling fan and an ensuite-style connection to the two-way bathroom, while the second bedroom boasts built-in robes for added convenience. Additionally, a second bathroom with a full-size bath complements the well-appointed kitchen, which flows seamlessly into the light-filled living and adjacent dining areas. The expansive rear entryway presents versatile options, ideal for a study or cosy sitting space, while outside, the restored back verandah provides the perfect setting for year-round entertaining, overlooking the vast rear yard adorned with established trees and lush lawn—an idyllic backdrop for leisurely activities or a friendly game of cricket. Further enhancing the appeal of this home are its modern comforts, including a split system for heating and cooling, a single-car carport, and convenient drive-through access to a double garage/shed. The property offers NBN connectivity and ceiling fans throughout.

Property Specifications: Certificate of Title: Volume 5289 Folio 957 Title Type: Torrens Title Council: Onkaparinga Zoning: Housing Diversity Neighbourhood Built: 1960 Council Rates: \$1978.09 per annum Emergency Services Levy: \$145.25 per annum SA Water Rates: Supply \$ 74.20 & Sewer \$ 96.71 = Total: \$170.91 per quarter Estimated Rental Assessment \$470 - \$500 PWD Disclaimer: 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 249515)