

14 Moonah Avenue, Nelson, Vic 3292



House For Sale

Friday, 31 May 2024

14 Moonah Avenue, Nelson, Vic 3292

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 806 m2

Type: House



Al Lamond

0418849266

\$449,000-\$489,000

Nestled in the serene coastal town of Nelson, Victoria. 14 Moonah Avenue offers a unique blend of modern comfort and idyllic riverside living. This charming 3-bedroom, 1-bathroom brick home, built in 2000, is perfect for families, retirees, or anyone seeking a peaceful retreat near the picturesque Glenelg River. The house welcomes you with its brick construction, promising durability and low maintenance. Inside, the home is thoughtfully designed to cater to the needs of a modern family. The spacious living areas are bathed in natural light, creating a warm and inviting atmosphere. The open-plan kitchen and dining area make for a perfect space to entertain guests or enjoy cozy family dinners. Each of the three bedrooms are generously sized, offering privacy and comfort for all your family. The single bathroom is well-maintained and features modern fixtures, ensuring convenience and style. One of the standout features of this property is the expansive shedding, ideal for hobbyists, tradespeople, or those requiring extra storage. Whether you need space for vehicles, tools, or recreational equipment, high clearance shedding provides plenty of flexibility. The backyard offers plenty of room for gardening, children's play, or simply unwinding in the fresh country air. There is plenty of off street parking in the double driveway for 3+ vehicles. Location is everything, and 14 Moonah Avenue does not disappoint. The home is situated near the famous bushwalking track The Great South West Walk. Within convenient walking distance of the scenic Glenelg River, Nelson Hotel and Kiosk. The property offers easy access to a range of outdoor activities from fishing and boating on the River to swimming at the local beach. The tranquil surroundings of Nelson ensure a peaceful lifestyle, while still being conveniently close to Mount Gambier for those essential amenities. Call Al Lamond today to arrange your private inspection. Extras include: Split air conditioner in lounge area, wall mounted air con (cooling only) in master bedroom, ceiling fans, electric cooking, dishwasher, s/c wood fire, low maintenance tile flooring, large store room adjacent to the master bedroom, large rainwater tank with pump, pergola area, all on an elevated private allotment. Extra Information: Council Rates / Approx. \$1580 p/a Land Size / 806m² Year Built / 2000 Council / Shire of Glenelg 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.