

15a Griffiths Drive, Moana, SA 5169

Harcourts Wine Coast

House For Sale

Wednesday, 6 December 2023

15a Griffiths Drive, Moana, SA 5169

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 319 m2

Type: House



Carly Frost
0883239300

\$719,000 - \$749,000

You can almost taste the sea air from this stylish three-bedroom, two-bathroom home, as Moana Beach is only a 10-minute stroll away. Understandably, many are drawn to this coastal neighbourhood for its pristine beaches, where swimming, snorkelling and fishing are all part of the daily routine. This immaculately presented home epitomises everything that is great about living by the coast, with beaches, schools, parks and the McLaren Vale Wine Region on your doorstep. This charming home flooded in natural light features spacious open-plan living and dining with a combustion heater, plus reverse-cycle ducted air-conditioning and ceiling fans throughout will keep you comfortable regardless of the season. A gourmet kitchen with stone countertops, Smeg stainless steel appliances and bench seating is ideal for entertaining with your loved ones. A butler's pantry adds a special touch and keeps all that clutter away from your day-to-day living area. An outdoor deck with café blinds and a ceiling fan is perfect for year-round alfresco dining within the private backyard, which is fully enclosed, keeping the little ones and pets secure. Warm timber flooring and crisp white walls emulate those beachy vibes that attract families, downsizers and professionals to the area seeking a care-free lifestyle. As it's move-in ready, this low-maintenance home is a lucrative option for investors for long-term or short-term rentals, and given the proximity to the coast, this home is perfect for holiday-makers. Families will appreciate the short distance to Moana Primary School, All Saints Catholic Primary School and Seaford Secondary College. With the coast only a stroll away, take your pick of beaches, including Moana and Seaford beaches and the Moana Sands Conservation Park. The renowned McLaren Vale Wine Region is only a short drive away teeming with outstanding wine, cellar doors, breweries, distilleries, galleries and restaurants. Nestled between the coast and wine country, it's hard to believe this idyllic lifestyle is less than an hour away from Adelaide by car or train. Please don't hesitate to contact Carly Frost to arrange an inspection today so you don't miss out.

Why You'll Love It

- Three bedrooms (with built-in robes), two bathrooms
- Huge open-plan living and dining with a combustion heater
- Gourmet kitchen with an island bench with seating, stone countertops, Smeg stainless steel appliances (gas cooktop, oven, dishwasher), tiled splash back, microwave recess, dual sinks and loads of storage
- Butler's pantry with a fridge recess, stone countertops and loads of storage
- Alfresco dining deck under the main roof with a ceiling fan and blinds
- Spacious primary bedroom with a large walk-in robe and an ensuite with stainless steel fixtures and under-bench storage
- Main bathroom with feature tiles, a bathtub, stainless steel fixtures and under-bench storage
- Laundry with external access and loads of storage
- 8.4kW solar system installed
- Timber flooring in the living areas, carpet in the bedrooms
- Daiken ducted reverse-cycle air-conditioning with zone control and ceiling fans throughout
- Loads of natural light and downlights throughout
- Low-maintenance private front and rear yards
- Single car lock-up garage with drive-through access to the backyard

A Fantastic Location

- Moana Primary School (550m, 7 min walk)
- Moana Beach (650m, 10 min walk)
- Seaford Central Shopping Centre (850m, 12 min walk)
- Seaford Secondary College (1.4km, 3 min drive)
- All Saints Catholic Primary School (1.7km, 3 min drive)
- Seaford Train Station (1.8km, 4 min drive)
- Seaford Beach (2.5km, 4 min drive)
- Moana Sands Conservation Park (2.4km, 4 min drive)
- McLaren Vale Wine Region (5.9km, 15 min drive)
- Adelaide (36km, 40 min drive)

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)