

18 Domain Street, Moana, SA 5169

HARRIS

House For Sale

Thursday, 13 June 2024

18 Domain Street, Moana, SA 5169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 755 m2

Type: House



Sam Bennett
0883342700



Kevin Renard
0883342700

\$899k-\$988k

Best Offers By 12pm Monday 1st July (USP) Occupying a substantial 755sqm slice of a seaside suburb that draws the perfect parallel between coastal seclusion and suburban convenience, this robust family home has seen a top-to-toe remodel of its ample four-bedroom footprint. Evident from the freshly painted façade and landscaped front gardens, the wide frontage of this solid c1984 residence presents with an appealing and elevated street presence set behind a circular driveway. From the tiled entry hall, step down to a sunken lounge made ultra-cosy by plush carpets and gas fire, connecting to a designated dining area, refreshed kitchen and versatile second living zone that would form an ideal study nook. Tucked away to the back to form its own master wing, a generous bedroom with walk-in robe enjoys access to a main bathroom, separate toilet and spacious laundry. Landscaped to grant easy-care terrain for both kids and pets, plus a lush backdrop to your entertaining occasions, the bountiful backyard offers multiple undercover zones - allowing you to select your morning coffee or evening glass of wine based on the sunniest setting. Taking the carpeted stairs to a spacious second level, heads of the house are presented the unique opportunity to choose from a second master-worthy bedroom - huge in proportions, fitted with built-in robes and positioned to peer out at the twinkling night lights of the neighbouring suburbs. Creating an independent domain for growing kids, both additional bedrooms also boast built-in robes, bookend a main bathroom with separate bathtub and another roomy living area. Promising the perfect stance to watch the sun set over the nearby ocean, sliding doors connect to a liberal outdoor terrace to offer a semi-enclosed harbour from the elements so you can enjoy this sublime space year-round. Setting you up for unforgettable summers spent seaside, you're just 500 metres from the Esplanade and a few more to Moana Sands Conversation Park, whilst the cooler months will see you migrating 5-minutes down the road to McLaren Vale's epic vineyards - and all just a 35-minute express drive from the CBD... Even more to love:

- Secure double garage
- Built-in robe & ceiling fan to each bedroom
- Smeg gas cooktop & Ariston dishwasher
- Ample storage to both levels
- New ducted R/C air conditioning system & ceiling fans
- External roller shutters
- 250m to bus stop
- Zoned for Moana Primary & Seaford Secondary College
- Less than 10-minutes to Seaford train station, Seaford Meadows Shopping Centre & Tatachilla Lutheran Cottage
- 35-minutes to Adelaide CBD via Southern Expressway

Specifications: CT / 5172/41 Council / Onkaparinga Zoning / GN Built / 1984 Land / 755m² (approx) Frontage / 19.81m Council Rates / \$2,118.43pa Emergency Services Levy / \$155.80pa SA Water / \$181.65pq Estimated rental assessment / \$690 to \$720 per week / Written rental assessment can be provided upon request

Nearby Schools / Moana P.S, Seaford Rise P.S, South Port P.S, Old Noarlunga P.S, Seaford Secondary College

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