

**19 Bray Street, Moonta Bay, SA 5558**

**HARRIS**

**House For Sale**

Tuesday, 26 March 2024

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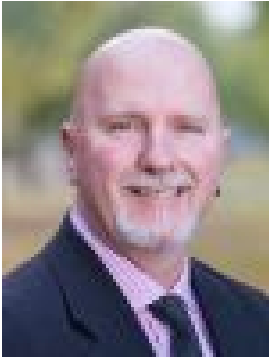
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 700 m2**

**Type: House**



Tim Hosking



Craig Costello  
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## Expressions of Interest

Prepare to be captivated by this exceptional home, where every detail has been meticulously crafted to offer a wonderful level of comfort, convenience, and style. While the numbers may paint a simple picture, the true essence of this property can only be fully appreciated through personal inspection. Upon arrival, you'll be greeted by an entrance hallway with feature barn doors of the formal lounge. The versatile room could easily double as a fourth bedroom if desired, thanks to the expansive open-plan layout of the home. At the heart of the residence lies the spacious open-plan kitchen, living, and meals area, thoughtfully positioned at the rear of the home for privacy and relaxation. The well-appointed kitchen boasts a range of modern features, including an under-bench electric oven, gas cooktop, dishwasher, pantry cupboard, and generous bench space. Accessed from the front hallway is the master bedroom, complete with an ensuite, walk-in robe and ceiling fan. Two additional bedrooms, each equipped with ceiling fans and built-in robes, are tucked away down a private hallway from the main living areas. The main bathroom, designed with convenience in mind, features a spacious three-way layout with a generous vanity area and linen cupboard. Completing the picture is a well-established laundry with built-in cupboards and ample bench space. The true highlight of this home is the expansive alfresco area, spanning an impressive 14m in length and 6.2m in width. With electric zip-track blinds for protection from the elements and ceiling fans for added comfort, this outdoor oasis is perfect for hosting gatherings with family and friends year-round. Additional features of this beautiful home include a double garage with rear access, a large shed with storage mezzanine, and a secure storage room with reinforced concrete walls and roof; could be the wine store or music room for the drummer. From the 3KW solar system to the ducted reverse cycle air conditioning, no detail has been overlooked in creating a lifestyle of unparalleled luxury and convenience. There are many advantages to this home that could be overlooked but add to the appeal and easy living offered here...- 3KW solar system- 9x electric roller shutters- 3x electric zip-track blinds- 10x security cameras with recording and remote access- Instantaneous gas hot water- Twin gas bottle setup- Low maintenance grounds- Ducted reverse cycle air conditioning (heat/cool)- Many ceiling fans- Strongroom with split system air conditioning- Filtered water at the kitchen sink- no rear neighbours- flexible floorplan; lounge could be the 4th bedroom- Surrounded by other quality homes in a sought after location Nestled in a sought-after location with easy access to Simms Cove and the picturesque shores of Moonta Bay, this home offers privacy, security, and a sense of tranquillity. Don't miss your chance to make this exceptional property your own and experience the ultimate in coastal living. Tim Hosking and HARRIS, doing things differently on the Copper Coast. Specifications: CT / 6015/25 Council / Copper Coast Zoning / NBuilt / 2009 Land / 700m<sup>2</sup> (approx) Frontage / 20.48m Council Rates / \$2679.95pa (inc sewer) 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 and financial advice. RLA | 226409