

**2 Moore Street, Birkenhead, SA 5015**

**House For Sale**

Friday, 1 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 382 m2**

**Type: House**



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## Contact Agent

A lavish custom-designed resort-style family home boasts an expansive and adaptable layout with both indoor and outdoor entertaining options across two levels. Featuring a formal lounge, open-plan family area, and dining space, alongside an additional living room upstairs that connects to the upper deck for entertaining. The modern kitchen is equipped with top-of-the-line integrated appliances, an island bench, and a spacious walk-in pantry. It overlooks the open living and dining area, which seamlessly extends to the poolside alfresco zone via stackable café doors, complete with a built-in BBQ. The saltwater pool featuring gas heating, surrounded by decking. Upstairs, four generously sized bedrooms include a remarkable master suite with his and hers walk-in robes, a large ensuite, and a private balcony. The other bedrooms offer ample robe space and easy access to the main bathroom, along with a convenient upstairs kitchenette. Providing everyone with their own space and privacy, another living room with sliding doors leads to the second-level outdoor entertaining area.

What we love: - Three separate indoor living areas - 2.5 bathrooms & 3 toilets - Oversized double garage providing plenty of storage and inside access - Deluxe kitchen with all integrated appliances - Outdoor built-in bar and BBQ area - Integrated sound system - Resort style inground pool with gas heating - Ducted reverse cycle air conditioning throughout - Electric awning, curtains and blinds - Security alarm system - The layout offers a very flexible floor plan - Potential to convert downstairs living to a further bedroom and ensuite - 10.6KW solar system- Ducted Vacuuming Only moments from the Port river, Semaphore Village, pristine local beaches and close to easy access transport.\*If a land size is quoted it is an approximation only. You must make your own inquiries as to this figures accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.RLA 242793