

**23 Moorhouse Avenue, Myrtle Bank, SA 5064**

Smallacombe

**House For Sale**

Thursday, 16 November 2023

23 Moorhouse Avenue, Myrtle Bank, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ros Munt  
0419034554



Janet HansenSmith  
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**\$1.185m**

~ Auction: Saturday 2nd December @ 11.00am (unless sold prior) ~This 'mid- century' style home is privately set in a tree lined street and offers a fabulous lifestyle.Perfect for entertaining and with a flexible floorplan, easily adapted to suit your needs.Filled with natural light, streaming in from the large picture windows and with a stunning inground pool, it's ready for a new family to enjoy.The home offers:\* Spacious, light filled, open plan living and dining area, with floor to ceiling glass windows and doors, overlooking both the private front garden and the sparkling swimming pool\* Lounge with a feature open fireplace\* Versatile second living space, with built in shelving, making it ideal as a children's playroom, music room or a perfect study/ home office\* Neat kitchen with gas hotplates, electric oven, dishwasher and pantry adjacent to the generous dining area \* Great size master bedroom with outlook over your own private atrium, a walk-in robe and ensuite bathroom and split system air conditioner\* A separate wing offers a further two great size bedrooms with picture windows - one with built in robes and air con\* Second bathroom and combined laundryThe flow of living from inside to out is seamless with both paved areas to relax around the pool and shady trees to enjoy the private front garden. A small studio provides an additional creative space for a home office, workshop or hobbyist.MORE TO LOVE ABOUT THIS HOME\* Fabulous mid-century feel throughout, large windows and the feature sky lights provide beautiful natural light and a garden outlook from every room\* Fully tiled salt chlorinated inground pool\* Gas heating and reverse cycle split systems and ceiling fans provide year-round comfort\* Extra wide carport\* Private north facing front yard offers a perfect space to relax under the shady trees\* Undercover pergola area off the kitchen provides another space to enjoy\* Pool/garden shed\* Low maintenance grounds\* Scope to add your own touches Brilliantly located - zoned for Glenunga International School and easy access to an array of both excellent public and private schools.Walk to public transport, local parks, shops and cafes and be in the city or the Adelaide Hills in just minutes.Council: City of UnleyCouncil Rates: \$2,535.40 per annumSA Water: \$281.43 per quarterESL: \$254.10 per annumLand Size: 657sqm (approx.)Year Built: 1977Zoning: Established Neighbourhood