

# 23 Moorlands Road, Hectorville, SA 5073



## House For Sale

Thursday, 12 October 2023

23 Moorlands Road, Hectorville, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 845 m2**

**Type: House**



Davin Poulter

## **\$850k guide**

Lovely 3 Bedroom Family Character Home, set on 845sqm's with a 19.81 metre Frontage x 42.67 metres deep (approx.) & Development potential, subject to all consents. The Lounge room enjoys light filled picturesque window views of the front garden & the Lounge room can be converted into a 4th Bedroom if the new owners so desire thereafter settlement. The Large Kitchen and Dining room has an electric cooktop, filtered water tap, Double Sink and a 2 door built in pantry cupboard. There is a Large Family room located to the back of the home with a combustion heater and window views of the back yard, plus a door that leads out to the Outdoor Entertaining area, ideal for all year round BBQs. The bathroom has a corner shower, separate bath, a 2 door 2 draw vanity + mirror & there is a separate toilet and the laundry has a 6 door linen / storage cupboard. Excellent parking facilities with a Workshop / Garage, Plus an additional 6 open air vehicle spaces, ideal for the motor enthusiast. Other features of the home include: High Ceilings, Security shutters & much more! Set on 845 sqm's, with a 19.81 metre frontage (approx.) & this home will suite a wider range of buyers, from first home buyers, renovators, developers, subject to all council consents & will Sell Extremely Fast! Close to schools, transport and a short drive to the Newton, Firlie, Campbelltown and Norwood shopping and café precincts. 3 Bedroom Family Character Homes, set on this much land, in this Location, are in Very High Demand & Sell Extremely Fast, so Register Your Interest Todaynote: the home has not been lived in for quite some time, and is being sold on an as is where is basis (refer to the agent and the contract for further details) RLA175882