

**25 Hughes Avenue, Moonta Bay, SA 5558**

**HARRIS**

**House For Sale**

Tuesday, 19 March 2024

25 Hughes Avenue, Moonta Bay, SA 5558

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1087 m2**

**Type: House**



Tim Hosking



Craig Costello  
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## Expression of Interest

This home is special; it is private, has great features and a warmth that needs to be experienced. The living areas and backyard are hidden treasures. Contact Tim Hosking for the expected Market Value with the EOI process. The home has a central hallway leading past the 4 bedrooms, 2 bathrooms and laundry to a couple of steps where you will be greeted by the inviting open plan living area, bathed in natural light streaming through a full wall of glass that offers picturesque views of the backyard, alfresco, and deck. Nestled at the rear of the home, the open plan space seamlessly integrates the kitchen, meals, and living areas, creating a perfect setting for relaxation and gatherings. The alfresco is a peaceful location where you could disappear with a good book for some quiet time, here there is shade from mature trees and a charming grapevine that adorns the balustrade. The well-established backyard boasts lush lawns, garden beds, fruit trees, and a dedicated fenced area for vegetable gardens and a quaint chook house. This residence comprises four generously sized bedrooms, including a master with a large built-in robe and ensuite featuring a spa bath. The main bathroom is thoughtfully designed with functionality in mind, featuring a separate toilet. Parking is a breeze with undercover space for three vehicles, two under the carport and one in the garage. The garage also provides ample room for additional storage or a motorcycle, with convenient backyard access. The home has many features that may go unnoticed; sewer connection complete, 1.5kw solar system, ducted air conditioning to bedrooms, split system air conditioning to the living area, new carpet in bedrooms, fresh paint, irrigated grounds, NBN connected. Situated in a quiet street just a short stroll from the Moonta Bay jetty and beautiful beaches, this property presents a rare opportunity to own something truly special. Don't miss your chance to make this idyllic retreat your own and enjoy the coastal lifestyle. Tim Hosking and HARRIS, doing things differently on the Copper Coast. Specifications: CT / 5480/49 Council / Copper Coast Zoning / NBuilt / 1960 Land / 1087m<sup>2</sup> Frontage / 19.81m Council Rates / \$1748.45pa (including 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