

**31 Cobalt Road, Moana, SA 5169**



**House For Sale**

Wednesday, 8 May 2024

**31 Cobalt Road, Moana, SA 5169**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Chanelle Zadey

0456851051

## Best Offer By 20th May 2024

Chanelle Zadey proudly presents to the market 31 Cobalt Road in the highly sought-after 'Seaside Estate' of Moana. Within minutes of the renowned drive-on Moana Beach and the award-winning wineries of McLaren Vale, this estate is not only in the perfect location but is also a stunning seaside oasis. Upon entering the home, you will be charmed by the warm natural tones and modern design elements throughout. To the left of the entryway is the master bedroom, benefitting from a large front-facing picture window that fills the room with beautiful natural light, complete with an ensuite and walk-in robe. Bedrooms two and three are generously sized and feature built-in robes for storage convenience. You also have the option of a fourth bedroom or, if preferred, a theatre room where the entire family can snuggle up to watch a movie. The layout of this floorplan is exceptionally functional as all bedrooms are within close proximity to the home's main bathroom and laundry, which both feature wood-like cabinetry, dark grey floor tiles, and crisp white wall tiles. Much to the delight of the growing family, the bathroom highlights a sizable walk in shower, full sized tub, vanity and toilet. Additionally, the home is fitted with ducted reverse cycle air conditioning throughout for optimum temperature control all year round. Other notable features include luxurious 2.7-metre ceilings, a double garage with extra length for cupboards or a workbench, and to the delight of the new homeowner - 20 Jinko solar panels and two lithium-ion batteries. Continuing to the rear of the home, we find the open-plan kitchen, living, and dining area, which is simply stunning. The kitchen boasts a modern design with quality appliances, including a large island bench and a spacious walk-in pantry; perfect for all kitchen enthusiasts. The rear of the property has a lovely paved area surrounded by lush green grass and is accessible through the sliding door of the kitchen/living room, making it ideal for entertaining friends or family. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. RLA: 327058 Do not miss the opportunity to make this stunning seaside home yours. For all inquiries, please contact Chanelle Zadey on 0456 851 051.