

**31 Robert Street, Moonta, SA 5558**

**HARRIS**

**House For Sale**

Thursday, 21 December 2023

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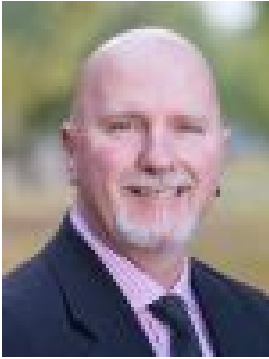
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 448 m2**

**Type: House**



Tim Hosking



Craig Costello  
0448212066

## Expressions of Interest

Step into this charming historic home with modern convenience, nestled amongst a trio of C1880 row cottages. This charming home beautifully balances classic character with contemporary comforts, offering an inviting ambiance that combines the best of both worlds. Contact Tim Hosking for market guidance regarding the price and EOI process. Boasting an array of wonderful period features, including large rooms with high ceilings and ornate detailing, this home exudes timeless elegance. The blend of historic charm with modern updates, such as the renovated kitchen and bathroom, creates a delightful living space that caters to both traditional aesthetics and modern needs. Positioned within a short stroll of the town's amenities, including the supermarket, chemist, cafes, newsagent, and local butcher, this residence offers the ultimate convenience of town-centre living. Inside, a wide central hallway connects the two sides of the home; one side being the kitchen, dining, and lounge areas effortlessly flow, fostering an inviting atmosphere for gatherings and daily living. The other side is the original two bedrooms retain their historic charm, with polished timber floors. At the rear of the home a third bedroom or extra living space enhances its versatility. Comfort is assured throughout the seasons, with a split-system air conditioner ensuring pleasant temperatures, complemented by the warmth of an open fire-a perfect balance of modern convenience and cozy ambiance. There is also a solar array and new hot water system installed July 2023. Outside, a fenced backyard provides a secure space for furry friends or little ones to play, offering peace of mind and privacy. Rear parking is conveniently available and could be adapted to include a garage, subject to council approval. Moreover, the property in 2022 was connected to the new sewer system, ensuring hassle-free functionality and compliance. Experience the best of vintage charm and contemporary living in this captivating row cottage-a home that effortlessly combines historical allure with modern comforts. Don't miss the opportunity to make this unique residence your own! Currently tenanted at \$290/wk on a periodic lease, the excellent tenant is keen to stay, or vacant possession can be offered. Come to an open or call for a private inspection, Tim Hosking 0419168989. We are doing things differently at HARRIS on The Copper coast. Specifications: CT / 5400/131 Council / Copper Coast Zoning / TAC Built / 1880 Land / 448m<sup>2</sup> Frontage / 9.03m Council Rates / \$1824.80pa Emergency Services Levy / \$67.35pa SA Water / \$74.20pa Tenanted / \$290/wk Lease / Periodic lease 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