

**33 Moriane Avenue, Panorama, SA 5041**

**HARRIS**

**House For Sale**

Friday, 8 March 2024

33 Moriane Avenue, Panorama, SA 5041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 716 m2**

**Type: House**



Sam Bennett  
0883342700



Kevin Renard  
0883342700

**\$1.1m - \$1.2m**

Best Offers By 12pm Monday 25th March (Unless Sold Prior) Welcome to this stunningly renovated 1959 property, offering the perfect blend of classic charm and modern convenience. As you enter, you are greeted by a large decked pergola, complete with fans and bi-fold doors leading into the open plan living, dining, and kitchen area. The kitchen is a chef's dream, featuring bi-fold windows opening to the outdoor entertaining area, an island bench, dishwasher, and gas cooktop. The master wing is a true retreat, boasting two built-in robes, an ensuite with a stone benchtop, large windows allowing natural light to flood the room, and enough space for a sitting area. The remaining three bedrooms with built in robes are located on the opposite side of the house, along with the family bathroom. The bathroom is luxurious, with a spa bath, stone benchtop, and a separate toilet. This property features ducted evaporative air conditioning and gas fireplace to the living room, ensuring year-round comfort. Timber floorboards throughout, adding warmth and style to the home. Additionally, there is an abundance of storage space, including ample built-in storage in the bedrooms and hallway. Outside, the entertainment options continue with a decked pergola area that provides direct access to the solar-heated pool, perfect for those hot summer days. Additionally, the yard features a detached studio with a split system air conditioner, offering a versatile space for a home office, gym, or guest accommodation. This property also features a double-length garage for two cars with lockable automatic roller door for your convenience. As well as off-street parking for an additional car. Located conveniently, with a bus stop just 350m away on Eliza Place, and a train stop just 750m away. You'll also enjoy being close to popular local amenities such as Wildflowers café, Local Crowd, and Pasadena Foodland. Zoned to Clovelly Primary School, Clapham Primary School, and Unley High School, this home offers a fantastic lifestyle opportunity for families. Don't miss your chance to own this exquisite property in the sought-after suburb of Panorama. Call Sam Bennett on 0419 610 827 or Kevin Renard on 0451 401 962 NOW to secure this rare opportunity! Specifications CT / 5633/595 Council / City of Mitcham Zoning / SN Built / 1959 Land / 716m<sup>2</sup> (approx) Frontage / 17.07m SA Water / \$235.38pa ES Levy / \$91.75pa Council Rates / \$2,401.80pa Estimated rental assessment / \$850 to \$900 per week / written assessment can be provided upon request) Nearby Schools / Clapham P.S, Clovelly Park P.S, Edwardstown P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409