

**4 Moor Crescent, Hallett Cove, SA 5158**

**HARRIS**

**House For Sale**

Thursday, 14 March 2024

4 Moor Crescent, Hallett Cove, SA 5158

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 879 m2**

**Type: House**



Lincoln Marshall  
0407774669

**\$980k-\$1.07m**

Perched on the high side of the street to give you a little glimpse of the ocean from its inch-perfect back garden is a home that revels in its beautifully executed renovation, creature comforts, clever floorplan and licence to entertain, inside and out. When a reputable builder renovates their own home you can expect the extra attention to detail you might not otherwise get, ensuring this immaculately presented haven looks, feels and functions better, for much longer. A sitting/lounge room and the ensuited main bedroom face the street to watch the sunset glow on the horizon, getting this solar-powered home off to the perfect start, especially if you value smoother mornings and multiple living zones. Suddenly it all opens up to reveal an open-plan living room that makes family time a spacious treat - and food the centre of every special moment thanks to one of the larger kitchens you'll find on your search for a move-in ready home. Featuring a seemingly endless breakfast bar, quality stainless steel appliances, bucket loads of storage, double sink, dishwasher and a feature pendant light that works its magic when the skylights have clocked off for the day, you'll love cooking here. And you'll love eating outside and under an alfresco pavilion with timber-clad ceilings, lighting, Christmas lunch written all over it, and a peaceful view of a landscaped rear yard with a lock-up carport, a bay for your boat or caravan, storage shed, lush lawns and a fire pit for good measure. Just 7 minutes from Seacliff, 15 from Southport, 20 from the cellar doors of McLaren Vale and 30 from the CBD, it's no wonder Hallett Cove has become such a desirable locale, with lifestyle front and centre. More to love: - Ideally placed in a quiet, family friendly pocket of Hallett Cove - High side position and wide frontage - Flexible floor plan with multiple living zones and fourth bedroom/office - Extensive renovations completed by builder/owner - Off-street parking for multiple cars, your caravan and boat - Powerful 10KW solar system for heavily reduced energy bills - Ducted reverse cycle heating and cooling - Sleekly updated, fully-tiled ensuite - Storage galore - Stylish concrete-style tiled floors - Large separate laundry - Plans available for the addition of a rumpus and double garage - Updated roof and insulation - Landscaped easy-care gardens to front and secure rear - A short drive from Hallett Cove Shopping Centre and Primary School Specifications: CT / 5237/131 Council / Marion Zoning / HN Built / 1985 Land / 879m<sup>2</sup> (approx) Frontage / 20.5m Council Rates / \$2,117.27pa Emergency Services Levy / \$170.95pa SA Water / \$197pq Estimated rental assessment / \$670 to \$700 per week / Written rental assessment can be provided upon request Nearby Schools / Hallett Cove School, Hallett Cove East P.S, Sheidow Park P.S, Hallett Cove South P.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