

4A Fourth Avenue, Moana, SA 5169



Residential Land For Sale

Friday, 17 November 2023

4A Fourth Avenue, Moana, SA 5169

Area: 418 m2

Type: Residential Land



Natalie Jones

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\$449,000 - \$469,000

Unlock the potential of a coveted lifestyle and prime location with breathtaking ocean views in the highly sought-after Moana! This exceptional opportunity invites you to create your dream home on a perfectly positioned allotment, patiently awaiting your vision. Nestled in the esteemed 'Old Survey' division, the sandy shores of Moana beach beckon just a brief 500m stroll away, offering an ideal blank canvas for your coastal aspirations. The ~418m² vacant block is equipped with all utilities ready for connection, providing an ideal canvas to design your new beachside haven or realize that long-envisioned holiday retreat. No constraints on construction timelines allow you the leisure to meticulously craft the perfect floorplan (subject to council approval). Picture yourself on your balcony, savoring mesmerizing ocean sunsets with a glass of wine, or relishing the invigorating sea breeze during your morning coffee. Launch your boat directly from the beach for coastal fishing adventures, pack a picnic with local delights to explore the parks and reserves of the nearby Fleurieu Peninsula, or uncover hidden gems at McLaren Vale's wineries and distilleries. Take a spontaneous dip on a sunny afternoon while the kids build sandcastles, or treat yourself to delights at Deep Blue Café just a few meters away – the possibilities are limitless. And when daily life calls, rest assured that essential amenities are moments away. Proximity to local schools, quality healthcare, parks, playgrounds, and top-notch restaurants ensures convenience, while Seaford Central shopping center caters to all your needs. The Southern Expressway provides a quick 40-minute commute to Adelaide's CBD. Seize this extraordinary opportunity now to envision and construct your ideal coastal lifestyle. Act swiftly, as this gem won't be available for long.

Certificate of Title: 6175 /897
Council: City of Onkapringa Council
Council Rates: \$ TBA pq (approx)
ESL: \$ 121.65 pa (approx)
SA Water: \$ 146.65 (plus usage) (approx)
Land Size: 418m² (approx)

Local Highlights & Amenities: Mesmerising Moana beach
Seaford Central Shopping Centre
Seaford train station
Colonnades Shopping Centre
Noarlunga Public Hospital
Jubilee Park Adventure Playground
McLaren Vale wine region
Nearby Schools: Moana Primary School
Seaford Rise Primary School
Seaford 6-12 School
All Saints Catholic Primary School
Tatachilla Lutheran College
Cardijn College
Marcellin Technical College
Christies Beach HSDon't let this exceptional opportunity pass you by! If this property sparks your vision for a new lifestyle, connect with Natalie Jones from We Connect Property today to learn more. Site plans, photos, and text are for illustrative purposes only and are not intended to form part of any contract. All measurements are approximate, and details intended for reliance should be independently verified.