

**6A Mocalta Street, Glengowrie, SA 5044**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 15 February 2024

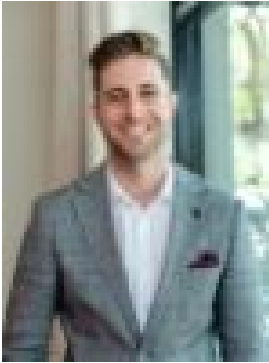
**6A Mocalta Street, Glengowrie, SA 5044**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Callan Eames  
0431471470



Jordan Tresidder  
0478727400

**\$825K - \$875K**

Best Offers By Monday 19th February at 1pm (Unless Sold Prior). Tucked safely back from quiet Mocalta Street, you'll delight to find this surprisingly expansive and contemporary residence, built in just 2018 on a low maintenance 267sqm parcel to fall within highly sought zoning to both Glenelg Primary and Brighton Secondary School. Presenting a solid investment to move straight in or lease right out, the modern three-bedroom footprint places the all-important master to the front - complete with outdoor roller shutters to keep the divine south-facing sun in or out - and extending through to a walk-in robe and ensuite. Both additional bedrooms are spacious in size, enjoying built-in robes and central positioning to a main bathroom with separate family-friendly bathtub. Warm floating floors line a bright open plan living and dining zone, softly framed by natural light filtered through sheer curtains. At the helm, the quality-appointed kitchen simultaneously overlooks and draws attention, taking its line-up of functional gas cooktop, under bench oven and dishwasher to combine with sleek stone benchtops and fine herringbone tiling to create a stylish base for everything from casual to gourmet cook ups. Sliding doors integrate a favoured north-facing verandah, encouraging you to enjoy your evening glass of wine immersed in a refreshing coastal breeze, whilst looking out onto a spacious yet low-maintenance patch of lawn securely wrapped in good neighbour fencing. From its coveted location with enviable reach to both the surf and city centre, you'll love having multiple modes of public transport, cafés, restaurants and Westfield Marion at your fingertips from prime position in Glengowrie. Even more to love:- North-facing rear orientation- Secure garage with front & rear roller doors- Herringbone tiling & stone benchtops to kitchen- New 6.6kW solar system with 5kW inverter- Ducted R/C air conditioning- Ring security cameras- Roller shutters- LED downlights throughout- RWT plumbed to laundry, toilet & outdoor taps- Walking distance to bus, tram & Stanley Street Reserve- Zoned for Glenelg Primary & Brighton Secondary School- In the catchment for Dunbar Terrace Kindergarten- 2km to Jetty Road, Glenelg- 20-minutes or less to the CBD  
Year Built: 2018  
Title: Community  
Council: City of Marion  
Council Rates: \$1905.50  
PASA Water: \$184.72  
PQ (Usage + Sewage) ES Levy: \$158.85  
PA  
Strata Rates: \$836.27  
PA  
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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.