

**71A Second Avenue, Moana, SA 5169**



**Sold House**

Saturday, 12 August 2023

71A Second Avenue, Moana, SA 5169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 422 m2**

**Type: House**

**\$885,000**

Please contact Jemma Turner from Magian Real Estate for all of your property enquiries. Built in 2008 and only 14 houses from the beautiful Moana Beach, 71A Second Avenue is a stunning home, on a well landscaped, yet manageable and low maintenance allotment. This property offers oceans and foothills views, a versatile floor-plan and effortless entertaining options up stairs and downstairs. You'll be immediately captivated by its striking street appeal and convenient location, not only are you seconds to the beach, but also only walking distance to local shops & takeaway, parks & playgrounds, transport and just a short drive or walk to the Seaford Shopping Centre for essentials. Through the front door you are presented with a neutral tones throughout, high ceilings and attractive, timber look flooring. The use of neutral, yet modern colours in the home will enable you to move in right away and put your own taste on the home if desired. Downstairs, this fabulous home offers one of the three bedrooms, complete with a built-in robe, along with the second lounge room, which flows through the glass sliding doors out to the downstairs outdoor veranda area. The neat and tidy main bathroom is also downstairs - a perfect set up for those looking for split living options. Through to the paved outdoor entertaining area this a space you'll love to sit back and relax in anytime of the year. The neatly landscaped, low maintenance backyard with lawn, neat garden beds and shed has nothing you'll need to add to move in right away. Upstairs, your eyes will be instantly drawn to the striking open plan kitchen, living and dining room that opens to the decked, outdoor entertaining area with captivating ocean views. The main bedroom and bedroom two are both great in size and both complete with built in robes. Off the main bedroom is a dual entry bathroom which allows convenience for guests and en-suite access for the home owner. The kitchen offers ample amounts of cupboard and bench space, double door pantry and great appliances including stainless steel oven, cooktop, and dishwasher. Overlooking the lounge, dine and outdoor area, this upstairs space truly is the heart of this impressive home. Other features you'll love about this beautiful home include zoned ducted reverse cycle, ceiling fans, NBN, solar panels, rainwater tanks. An exquisite home, 15 minutes to the McLaren Vale Wine Region, under an hour from the CBD and right in amongst everything the Mid Coast and Fleurieu Peninsula have on offer to enjoy. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 222182 Magian Real Estate: Seaford