

78a Second Avenue, Moana, SA 5169

House For Sale

Friday, 15 March 2024

78a Second Avenue, Moana, SA 5169

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 401 m2

Type: House



Carly Frost
0883239300

Best Offer By 12pm Tues 26/03/2024 (USP)

With easy access to Moana Beach at the end of the street, this is the ultimate sea change, in fact some may even consider it a relocation with all the Bali influences in this four-bedroom, three-bathroom home. Built by award winning Kookaburra Homes and adorned with a coastal palette of neutral tones and Aqua Tuf timber-look flooring, the beachy interior seamlessly connects with the tropical garden. Start your day with views of Port Willunga and Sellicks Beach from your primary bedroom. Then stroll out to your balcony and take in all that salty air with your morning coffee. Or snuggle up in the upstairs living room with a balcony and views over the neighbourhood after running yourself a decadent bath that you truly deserve. You'll feel like you're on holiday every day in this beautiful home. Downstairs, a gourmet kitchen with Caesar stone benchtops takes pride of place in the open-plan living and dining room, which flows out to a deck with two Bali huts. A separate rumpus room, currently set up as a gym, would also function well as a games room, teen retreat or a man cave. Set on a 401m² block, this double-storey home is immaculately presented, and welcomes you from the moment you arrive at the Bali-inspired entrance with rustic timber doors leading to a private front courtyard framed by tropical plants. High ceilings and full-length windows invite in natural light throughout this stunning home, particularly in the hallway overlooking a tranquil water feature. Imagine strolling to kilometres of untouched coastline from your front door. The school run will be a breeze, with Moana Primary School a short walk away and the nearby Seaford Secondary College and All Saints Catholic Primary School. Seaford Central Shopping Centre, Moana Sands Conservation Park, and the McLaren Vale Wine Region tempting you with outstanding wine and restaurants are also nearby. With the Seaford Train Station a short distance away, you can be in Adelaide within the hour. An idyllic lifestyle awaits, so please don't hesitate to contact Carly Frost to arrange an inspection today.

Why You'll Love It

- Double-storey, four-bedroom, three-bathroom home built by Kookaburra Homes
- Amazing views of Port Willunga and Sellicks Beach from your primary suite and balcony, with a luxurious walk-through robe and an ensuite with floating dual vanities
- Upstairs fourth bedroom/ living room with a balcony and downstairs open-plan living/dining with a gas fireplace leading to alfresco dining
- Gourmet kitchen with Caesar stone benchtops, island bench with seating, gas cooktop, electric oven, double sinks, glass splash back and loads of storage
- Detached rumpus room
- Separate laundry with external access
- Reverse cycle ducted heating and cooling and downlights throughout
- High 9ft ceilings, Aqua Tuf timber-look flooring and full-height windows
- Bali-inspired tropical gardens, including a rustic timber door entrance into a private front courtyard and a rear deck with two Bali huts & an out door shower
- Oversized double garage with a shopper's entrance and garden access
- 401m² block walking distance to Moana Beach
- Stunning two-storey home near the Esplanade
- Upscale finishes and impeccable presentation
- Sleek modern design and low-maintenance grounds
- Well-appointed master suite with ensuite bathroom
- Fabulous decking area for outdoor relaxation and entertainment
- Convenient proximity to iconic coastal attractions
- Easy access to transportation, shopping, and schools

A Fantastic Location

- Moana Beach (350m, 5 min walk)
- Moana Primary School (700m, 10 min walk)
- Seaford Central Shopping Centre (1.2km, 4 min drive)
- Seaford Secondary College (1.4km, 3 min drive)
- All Saints Catholic Primary School (1.6km, 4 min drive)
- Moana Sands Conservation Park (2.3km, 5 min drive)
- Seaford Train Station (3km, 7 min drive)

Experience coastal living at its finest. Secure your slice of tranquility near the Esplanade today. Contact Carly Frost for further details and to arrange a viewing. Don't miss out on the opportunity to make this exceptional property your own.

Certificate of Title: Volume 6161 Folio 752
Council Rates: \$2,539.46 per annum
Emergency Services Levy : \$187.55 per annum
SA Water Rates Supply: \$ 74.20 & Sewer \$ 139.69
Total: \$213.89 per quarter
Community / Strata Fees: Not Applicable
Estimated rental assessment \$700-\$730 p.w.

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 249515)