

**9 Lennard Drive, Moana, SA 5169**

**Sold House**

Thursday, 29 February 2024

9 Lennard Drive, Moana, SA 5169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 754 m2**

**Type: House**



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## Contact agent

Discover the perfect blend of space, style, and seaside living with this remarkable property. Boasting a generous allotment of approximately 754m<sup>2</sup>, built in 1991 and has been meticulously presented and modernized in key areas. Step into a timeless retreat, just a 5-minute walk from the serene end of the iconic Moana beach. The master bedroom, with a built in robe, features plush new carpet and a contemporary ensuite. The front 4th bedroom, a versatile space that can also double as an office, welcomes you with a bay window and provides comfort with carpeted flooring. The first living area exudes elegance with French windows, new carpet, and a convenient kitchenette that opens up possibilities for a second living space. Meanwhile, the rear of the house showcases an open plan living area with new easy-care flooring, an upgraded kitchen featuring new appliances, a full cupboard pantry, and ample bench and cupboard space - a haven for culinary enthusiasts. Bedroom 2 is a haven with a new built-in robe, reverse cycle air-conditioner, and a two-way main bathroom, elegantly renovated with floor-to-ceiling tiles, vanity, and a sleek shower screen. Bedroom 3 offers a cosy retreat with carpet, a split system for personalized climate control, and a built-in robe for easy storage. The laundry area caters to modern needs, accommodating a washing machine, dryer, and tub. The hall boasts a double linen cupboard, ensuring ample storage space for linens and other essentials. Step outside to a paved and private courtyard extending off the front main bedroom, perfect for enjoying tranquil moments. The backyard is a blank canvas, offering endless potential for personalization and landscaping to suit individual preferences. Stay connected with NBN already in place. Conveniently situated, both Moana Heights and Seaford Shopping Centres are just a short drive away, while schools, medical facilities, and the train station are all within close proximity. Embrace the coastal lifestyle and seize this opportunity to own a residence that blends modern living with timeless charm. Act now and make this property your home.

**Main Features**

- Boasting a generous allotment of approximately 754m<sup>2</sup>
- Built in 1991
- Just a 5-minute walk from the serene end of the iconic Moana beach
- The master bedroom, with a built in robe, features plush new carpet and a contemporary ensuite
- Front 4th bedroom welcomes you with a bay window and carpet.
- First living area includes French windows, new carpet and a convenient kitchenette that opens up possibilities for a second living space
- Rear open plan living area with new easy-care flooring, an upgraded kitchen featuring new appliances, a full cupboard pantry, and ample bench and cupboard space
- Bedroom 2 includes a new built-in robe, a reverse cycle air-conditioner and access to the two-way main bathroom which features floor-to-ceiling tiles, vanity, and sleek shower screen
- Bedroom 3 offers carpet, a split system and built-in robe
- Laundry with access to the side yard
- The hall boasts a double linen cupboard
- Step outside to a paved and private courtyard extending off the front main bedroom, perfect for enjoying tranquil moments
- The backyard is a blank canvas, offering endless potential for personalization and landscaping to suit individual preferences
- Stay connected with NBN already in place.
- Conveniently situated, both Moana Heights and Seaford Shopping Centres are just a short drive away, while schools, medical facilities, and the train station are all within close proximity

Property Information: CT Ref: Volume 5622 /Folio 553 Local Council: City of Onkaparinga Zoning: GN-General Neighbourhood Council Rates \$1917.14 pa Emergency Services Levy \$140.70 pa SA Water Rates \$332.60 pq