

12 Livermead Way, Moana, SA 5169

House For Sale

Wednesday, 26 June 2024

12 Livermead Way, Moana, SA 5169

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 620 m2

Type: House



Shona Smart
0432645565

\$849k-\$889k

Discover your next chapter in this Distinctive family home, perfectly positioned in a popular coastal suburb. Built in 1994 on a spacious 620m² (approx) block, this residence offers everything your family desires. Step into a welcoming front entrance leading to a spacious living area adorned with plush carpet, a cooling fan, LED lighting and a secure roller shutter. The heart of the home boasts an expansive open-plan living space, highlighted by a large, tiled kitchen featuring ample bench space, a gas cooktop, electric oven and a sizable walk-in pantry. Unique to this kitchen is its generator-powered electric plugs, ensuring your fridges remain operational during power outages. Natural light fills the tiled family room, complemented by two sliding doors opening to the expansive outdoor entertaining area, perfect for gatherings and relaxation. Climate control is already taken care of with a Braemar, fully ducted evaporative air conditioner and a Bonaire Pyrox gas wall furnace for cosy winter nights. Retreat to the main bedroom featuring a bay window, plush carpet, a fan, walk-in robe, ensuite, and security roller shutter. Bedrooms 2 and 3 offer comfort with carpet flooring and ceiling fans, while bedroom 4 includes a built-in robe and shelving. Bedroom 5, currently used as an office, also provides carpeted comfort. The main bathroom includes a bath, shower, vanity and a separate toilet for added convenience. A well-equipped laundry with storage cupboards and tiled flooring offers easy access to the side yard. Outside, enjoy an expansive paved gable roof outdoor entertaining area, just what you need for family events. Ample rainwater tanks ensure there's plenty of water for the garden. For the hobbyist or tradesperson, a very generous powered shed with high 3-metre access and two sliding doors awaits, double gates at the side gives you easy access from the road. Additional features include a double garage with roller door access to the side yard and This expansive family home is ideally located close to local schools, shops, and all the amenities of coastal living. Don't miss out on the opportunity to make this home yours - schedule your inspection today and imagine the possibilities!

Property Features- Large, Distinctive family home with 5 bedrooms, two bathrooms, two living areas, large outdoor entertaining area and shed - Built in 1994 - Conveniently situated, both Moana Heights and Seaford Shopping Centres are just a short drive away- Schools, medical facilities, and the train station are all within close proximity- Welcoming front entrance with first living area to the left- Front lounge includes carpet, fan, LED lighting, bay window and roller shutter for security - Expensive open plan living area includes LED lighting, overlooked by a large, tiled kitchen with loads of bench space, gas cooktop, electric oven and great size walk-in pantry - Electric plugs in the kitchen are specially hooked up to the generator to run the fridges in a power black out- The family room is also tiled with plenty of windows for natural light and two sliding doors access to the outdoor entertaining area- Braemar, fully ducted evaporative air conditioner- Bonaire Pyrox gas wall furnace - Main bedroom features carpet, bay window, fan and walk in robe and ensuite and roller shutter for security- Bedrooms 2 & 3 include carpet and fan- Bedroom 4 includes a built-in robe shelving and carpet- Bedroom 5 is currently the office with carpet - Main bathroom includes bath and shower and vanity and separate toilet- Laundry with a cupboard tiled and access to the side yard- Espansive, paved, gable roof outdoor entertaining area - Large rainwater tanks for plenty of water for the garden- Very generous, powered shed with two sliding doors and high 3 metre access- Double garage with roller door access to the side yard- Double Gate side Access for extra parking

Specifications CT / 5060/898 Council / City of Onkparinga Zoning / GN - General Neighbourhood Built / 1994 Land / 620sqm approx

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 335392