

**13 Andrew Street, Moonta Bay, SA 5558**

**HARRIS**

**House For Sale**

Tuesday, 25 June 2024

13 Andrew Street, Moonta Bay, SA 5558

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1009 m2**

**Type: House**



Tim Hosking  
0419168989



Craig Costello  
0448212066

## Expression of Interest

This home is tucked away in a quiet no-through road midway between Moonta and the coastline. The home has all the features that could make it a family home or a coastal escape. Contact Tim Hosking for a EOI guide for the expected market value. The 2007 built Rivergum home is in beautiful condition and is a credit to the Vendors. The grounds are simple and low maintenance with a perfect cleared space for the large shed to be built for a caravan or boat. There are 4 bedrooms; master with both ensuite and walk-in robe, the other bedrooms have built-in robes and are adjacent to the main bathroom. The open plan area has a spacious kitchen, meals and family areas. It also leads directly out into the rear paved alfresco. A number of appliances have been updated in the last 18mths with new under bench oven, glass cooktop and electric hotwater service. The home has a reverse cycle air conditioner in the living area. The home is available to be negotiated walk-in walk-out and would make a fantastic holiday home. Come to an open or contact to arrange a private inspection. Tim Hosking and HARRIS, doing things differently on the Copper Coast. Specifications: CT / 5459/600 Council / Copper Coast Zoning / NBuilt / 2007 Land / 1009m<sup>2</sup> (approx) Council Rates / \$2 031.40pa (inc sewer) Emergency Services Levy / \$72.65pa SA Water / \$74.20pq 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. RLA | 226409