

**13 Griffiths Dr, Moana, SA, 5169**



**House For Sale**

Wednesday, 14 August 2024

13 Griffiths Dr, Moana, SA, 5169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Andrew Fox

## **Experience ultimate comfort with added potential in a serene retreat with stunning ocean views**

Travis Denham and Andrew Fox are excited to present 13 Griffiths Drive, Moana to the market.

Located in the highly sought-after suburb of Moana and with the potential of subdivision (STCC), this charming two-bedroom, two-bathroom residence seamlessly combines timeless character with modern convenience. Built in 1960, the home boasts a spacious floorplan, a bright and airy interior, and a large backyard brimming with potential, making it an ideal opportunity for first-time buyers, investors, or renovators.

As you step inside, you'll be greeted by a warm and inviting living area, featuring neutral flooring and large picture windows that bathe the space in natural light. A split system air conditioner and ceiling fan ensure comfort throughout the year. Moving beyond the living area, you'll find a welcoming dining space, perfect for entertaining and creating lasting memories.

At the heart of the home lies the kitchen, equipped with a 4-burner electric cooktop and oven. The ample white cabinetry, paired with matching white benchtops and backsplash tiles, creates a versatile and bright space that's a perfect blank canvas for any home cook.

Stretching along the back of the home is a spacious mudroom and laundry area. The mudroom is a versatile space, featuring a large built-in cupboard for storage and offering the flexibility to be used as a sitting room, children's play area, or storage room.

The home is finished with two generously sized bedrooms. The spacious master bedroom, located at the front of the house, features two large picture windows, a ceiling fan for added comfort, and direct access to one of the bathrooms. Bedroom 2 offers the convenience of a built-in robe and is conveniently located near the second bathroom.

The exterior of the home is equally as impressive as the interior. Enclosed by a privacy fence, the expansive grassy backyard is an ideal space for children and pets to play freely. This open area offers a blank canvas with endless possibilities for expansion of the house (STCC) or the creation of an outdoor entertaining space for year-round enjoyment. Additionally, a large garage/workshop provides ample storage for cars, bikes, trailers, tools, or gardening supplies, while a driveway with an undercover carport extends along the left side of the home.

Located in the picturesque suburb of Moana, this area offers an abundance of amenities and attractions. Enjoy nearby parks such as Moana Sands Conservation Park and Frank Hilton Reserve, and take advantage of the proximity to the beach. Educational institutions in the area include Tatachilla Lutheran College, McLaren Vale Primary School, Moana Primary School, Seaford Rise Primary School, and Seaford Secondary College. For shopping, you'll find Moana Heights Shopping Centre and Seaford Central close by. The suburb is well-served by public transport and provides easy access to Main South Road and the Southern Expressway.

**Disclaimer:** All floorplans, 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.