

# 13 Shoalstone Court, Moana, SA 5169



## House For Sale

Saturday, 29 June 2024

13 Shoalstone Court, Moana, SA 5169

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 943 m2

Type: House



David Hams  
0883662230



Mitch Portlock  
0883662230

## Offers Close 5pm on Monday 15th of July...

Tucked away at the end of a quiet cul-de-sac next to a gum studded reserve this 4 bedroom home is set on over 900m<sup>2</sup> (approx) with an awesome 9m x 7.8 shed/workshop and offers huge potential for a range of buyers. With a spacious and versatile floorplan coupled with great shedding and additional off street parking/storage you will love the flexibility that is clear to see if you take the time to inspect this property. The separate entry foyer provides access to the formal lounge/dining area with a ceiling fan, kitchen access and views to the reserve at the end of the street. On the other side of the entrance foyer you flow through to the family room that is overlooked by the central kitchen. The large family room has a slow combustion heater, ceiling fans and a split system heating/cooling unit. The Kitchen itself contains a dishwasher, electric cooktop, ample cupboard space, breakfast bar and stainless steel double sink with filtered water tap and looks out to the rear undercover entertaining area. The master bedroom boasts a separate parents retreat that could be an ideal home office if required contains a private ensuite bathroom, a built-in-robe, plus a walk-in-robe and two ceiling fans. Off the family room you enter a short hallway which provides access to bedrooms 2, 3 and 4. All rear bedrooms come with Built-in robes and ceiling fans and are serviced by a popular 3-way design bathroom and a separate laundry room. The rear area boasts a large 9.6m x 6.7m undercover paved entertaining ensuring large gatherings of friends and family are well catered for. There is plenty of scope to put your own stamp on the rest of the rear yard. A concrete floored 9m x 7.8m shed with drive in access from the front of the property via double gates sits on the lower side of the block. Surrounded by plenty of additional parking space for the caravan and/or boat this area will suit any buyer needing that extra room to store the 'toys' or work vehicles/equipment. Other features of the home include a 3.2m x 2.8m garden shed and there are solar panels on the roof. This home does require the next owner to put their own touches on it, but if your prepared to roll your sleeves up, the potential to capitalize on this location, the layout of this home, the block size with access to shedding will pay off! For any additional information or to register your interest, please make contact with David Hams on 0402204841 or Mitch Portlock on 0431418516 anytime... 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 222182)