

36 Second Avenue, Moana, SA 5169



House For Sale

Thursday, 11 July 2024

36 Second Avenue, Moana, SA 5169

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 836 m2

Type: House



Mark Griffiths
0412590502

\$780,000 - \$850,000

This property is situated in a prime location on a large allotment with multiple development options (STCC). If you're looking for a development project or building your dream home in a highly sought-after suburb this might be the one. Features Include:• Situated within the Old Survey on a large 836m² (approx.) allotment.• Development potential (STCC).• 2 bedroom 1972 built brick home.• 10.5m x 5m shed that is perfect for garaging two cars plus additional workshop space.• Split system for heating and cooling.Currently tenanted with a fixed term lease until 12/02/2025. The tenant is currently paying \$370 per week but in the current market it has had a rental appraisal of \$450 - \$470 per week.Situated in the highly sought after "Old Survey" area of Moana, this great little property is walking distance to beautiful Moana Beach, The Deep Blue Cafe, public transport, shopping centre and local schools. This is an opportunity not to be missed.Disclaimer: The information contained in this document is provided as an aid to further investigation. Information in this document may have been provided to Southgate Real Estate by other people and therefore we do not warrant that it is accurate or correct. All figures quoted are approximations only. Independent parties should make their own enquiries and seek independent advice before acting.