



## FOR SALE

### ADORABLE & AFFORDABLE 1ST HOME, AIR BNB OR SEACHANGE - WALK TO THE BEACH!

Located less than 500m from South Australia's stunning Moana Beach, this 2 bedroom home is move in ready and perfect for a variety of potential buyers. Priced affordably to suit first home buyers, retirees, investors or Air BnB entrepreneurs, this character home boasts undercover car-parking, room for a boat, caravan or trailer with a large oasis style private rear courtyard and deck area perfect for entertaining family or friends.

This property includes twin living areas; reverse cycle air conditioning, centrally located kitchen with plenty of storage & bench space, European laundry, Jack & Jill bathroom with full sized tub, shower and separate toilet. The generously sized master bedroom with built in robe & ceiling fan offers views to the rear garden & deck area, while the second bedroom also contains a built in robe & could be utilised as a study or home office if preferred.

Quiet location, friendly neighbours, walk to the beach with schools, shops, parks & restaurants all a short drive.

Built in 2003 on a block of approx. 349sqm it's the ideal home for those that want to enjoy an easy life style.

RLA 269823

2 BED | 1 BATH | 1 CAR

#### PRICE:

\$339,000 - \$359,000

#### OPEN FOR INSPECTION:

N/A



**Mark Davies**

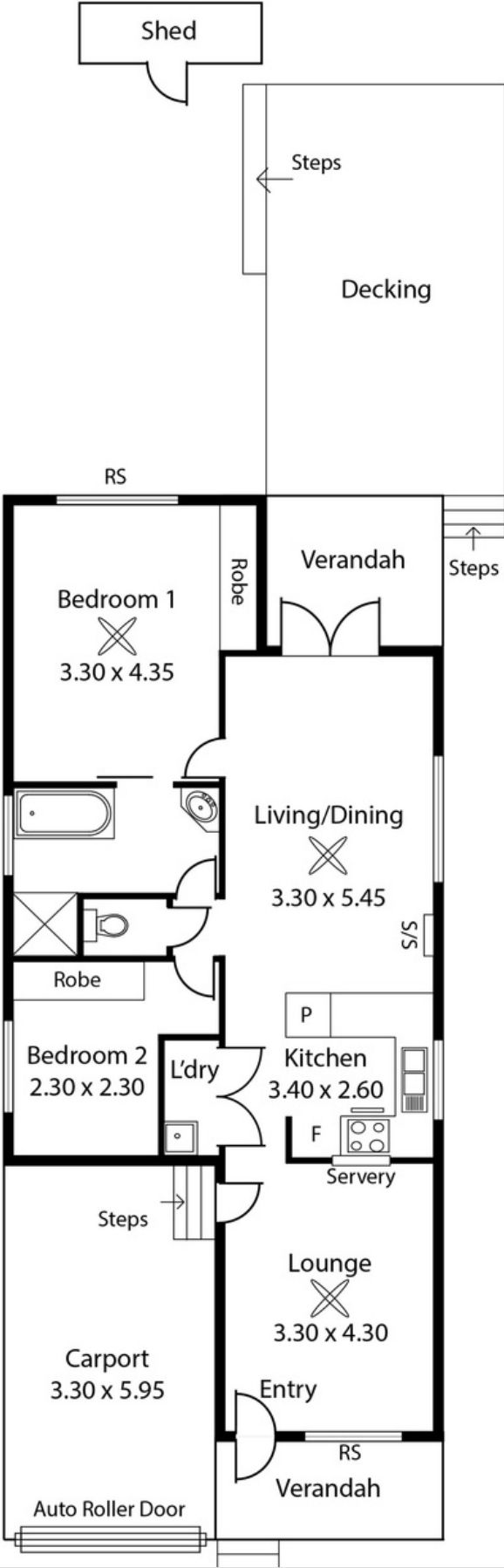
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RLA: 269823

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**MOANA**



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

|           |            |
|-----------|------------|
| Living:   | 84.72 sqm  |
| Verandah: | 12.48 sqm  |
| Carport:  | 19.63 sqm  |
| Total:    | 116.83 sqm |

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All measurements are internal and approximate.  
Details intended to be relied upon should be  
independently verified.

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