

**31 Westside Ave, Moonta Bay, SA 5558****Sold - \$450,000**House 4  2 

## Perfectly located in a quiet street

Looking for room to move? This home offers 4 bedrooms with the master bedroom being of excellent size with ensuite, walk in robe and bay window. Bedrooms 2 and 3 have built in robes and there are new carpets to all bedrooms, passage and lounge room. The main lounge area is situated at the front of the home. As you enter the family room area you will realise the spaciousness this home offers. There are tiled floors, large meals/dining area and the new kitchen is huge and an entertainers delight offering dishwasher, walk-in pantry, glass cooktop, electric oven and heaps of cupboards. LED downlighting lights the whole area. There is reverse cycle split system air conditioning and ceiling fans throughout. The bathroom comprises bath, vanity and separate shower. The toilet is separate. The laundry is large with built in linen cupboards. Outside offers great access for caravans and boats down the side paved driveway and it is connected to the town sewer system. There is an undercover bbq/entertaining area, automatic double roller door garage, rear low maintenance artificial lawn area and above ground pool that has paving surrounds. There is 20,000 litres of rain water to the home plus mains switch back. Looking for an area for the kids or grandkids or big kids? The outside lined shed/games room is a ripper and has reverse cycle split system air conditioning. This home needs to be seen from the inside.

### Open for Inspection

By Appointment.

### Listed By

The Office

Phone: (08) 8825 2555



## Floorplan



### 31 Westside Avenue Moonta Bay

Main Living	177
Porch	4
Outdoor Living	39
Garage	40

Total approx m2 **260**

Ceiling : 2.55m

**CENTURY 21.**  
Yorke Peninsula

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This floor plan is for illustrative purposes only. All dimensions, fittings and fixtures are approximate. m2 totals include exterior walls. No warranties or representations are given or intended by illustrator or agent.  
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