

4/330 Esp, Moana, SA 5169

Sold - \$805,000

House 3 1 1



## One of a kind, exclusive beachfront retreat

~ Auction this Sunday 30th May 2021 at 1:00pm. Coffee van on site! ~

Experience a sense of exclusivity, nestled away from passing Esplanade traffic at this unique seaside residence, offering direct access to the soft sands of one of the best beaches along the Fleurieu Peninsula, and stunning uninterrupted ocean views over two levels.

Open for Inspection

By Appointment.

Also known as 'Right on the Beach' by holiday makers, the property is currently used as a popular holiday rental. Guests are drawn to the location to relax by the sea, enjoy the gorgeous beach, stunning sunsets and the magnificent stretch of coastline. A few minutes' walk to the various extremely popular seafront eateries including Dukes Café and Deep Blue Café, and not to mention all the leisure activities available such as; swimming, surfing, snorkelling, SUP boarding, year-round fishing, beach walks, cycling along the Coast Trail, and dolphin watching. Moana Surf Club and the dog friendly beach add additional benefits to this fabulous location. Plus it's only a short drive to the World-Class McLaren Vale Wine Region, and easy commuting to the CBD via the expressway or using the nearby train service.

This rare find is one of only nine completely waterfront properties, in an easy-going strata. The residential complex is very private with manicured gardens and gated entrance.

To the lower level, the property features an expansive open plan living space overlooking Moana Beach through full size windows, a modern and well-appointed kitchen with gas & electric appliances, breakfast bar, ample cupboard and bench space, plus a powder room, large laundry and sliding door access to an impressive decked outdoor entertaining area with gabled pergola and outdoor shower.

Upstairs features three bedrooms, each with a built-in wardrobe and the master with access to a private balcony boasting the best views in the house. Just imagine waking to the sounds and smell of the sea or enjoying a drop of local wine in the evening as you take in breath-taking views and sunsets, daily!

All rooms to this level are perfectly serviced by the family bathroom with bath, shower, toilet and vanity.

A large double length carport features under the main roof providing the perfect storage area for the car, even a small boat, jet ski and surf boards.

The property is being offered on a walk in walk out basis (fully furnished) with the option of keeping in place several future holiday bookings to give you an

### Listed By

The Office

Phone: (08) 8556 6001



Floorplan



All measurements are approximate and for display purposes only

