

22 Angove Lane, Moonta







IDEAL FOR HOBBYISTS OR WORKING FROM HOME

4 1 13 2.66ha

If you're searching for space, functionality, and lifestyle flexibility, this unique 4-bedroom brick veneer home on a sprawling 2.66-hectare allotment offers an exceptional opportunity for families who value room to grow, space to create, and comfort to enjoy.

Inside the home:

- Four bedrooms, three with ceiling fans, and the original master featuring both a ceiling fan and split system reverse-cycle air conditioning.
- Built-in provisions to two bedrooms, plus plans in place for a future ensuite to the main bedroom.
- A well-equipped kitchen with electric appliances, dishwasher, and a servery through to the dining area — perfect for everyday family life or entertaining guests.
- The open-plan living area is a year-round comfort zone, with a wood combustion heater, ceiling fans, and split system A/C.
- Tiled flooring throughout all main living areas for low-maintenance upkeep, with carpets in the bedrooms.
- A 3-way bathroom, separate toilet, and large laundry cater easily to busy family routines.

Price	SOLD for $800,000
Property Type	Residential
Property ID	11525
Land Area	2.66 ha

Agent Details

Tom Nolan - 0438 797 687

Office Details

Moonta
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WARDLE Co. Real Estate

Outside features you'll love:

- A spacious enclosed entertaining area with ceiling fans and a wood heater creates the ultimate indoor-outdoor lifestyle zone.
- Four powered sheds on the property offer unlimited potential:

    o Shed 1: 15m x 9m x 3.4m with LED lighting, concrete floor, mezzanine, and toilet – plus a 5.5Kw of solar on the roof.

    o Shed 2: 12m x 6m x 3.4m with concrete floor, power, and dual access.

    o Shed 3: 9m x 11m x 3m, with concrete floor, power and an adjoining workshop.

    o Shed 4: 9m x 6m, thoughtfully converted to a game's room/ studio.

- A self-contained demountable with bedroom, split system A/C, shower, and toilet – ideal for extended family, guests, or teenage retreat.
- A unique piece of local history – the original Cross Roads Cricket Club clubhouse still stands on the grounds, offering character and potential for future use.

Additional Features:

- Gas hot water, plumbed rainwater, and a new septic system.
- Plenty of cleared land for kids to explore, pets to roam, or future garden or hobby farm projects.

This is more than just a home – it’s a lifestyle property perfect for families seeking space, privacy, and flexibility. Whether you're running a business from home, accommodating multiple generations, or need room for hobbies, workshops, or entertaining, this one ticks all the boxes.

RLA228106

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