

Sold



69 Bay Rd, Moonta Bay



## TRANSFORM POTENTIAL INTO REALITY

If you're someone who sees opportunity where others see "needs work," then this, family home built in 1980 could be your next exciting project. Whether you're a first home buyer ready to roll up your sleeves, a savvy developer with an eye for potential, or a renovator looking to blend character with modern style, this property ticks the boxes.

Set on a generous 1936m<sup>2</sup> allotment, the home offers:

- 3 bedrooms (master with floating floorboards, built-in robe, and ceiling fan)
- Spacious bathroom with shower, vanity, and scope to improve
- Separate toilet and a well-sized laundry
- Functional kitchen with electric cooking, wall oven, dishwasher, bench and ample cupboard space
- Separate living, dining and family areas
- Combustion heater, split system and ducted evaporative cooling for year-round comfort
- Single car parking UMR

 3  1  1  1,936m<sup>2</sup>

**Price** SOLD for \$673,000

**Property Type** Residential

**Property ID** 11772

**Land Area** 1,936 m<sup>2</sup>

### Agent Details

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### Office Details

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Step outside and let your imagination run wild – the backyard is a blank canvas ready to be transformed. A standout 12m x 7m shed with concrete and power provides:

- Two bays for parking
- One bay converted into an ensuite/office space
- Workshop area
- Gas hot water, plumbed rainwater, and a mezzanine for added storage
- Solar panels on shed roof connected to house, to help minimise power costs

But that's not all – a 850m<sup>2</sup> \* block at the rear, with access from Challa Court, offers even more possibilities (STCC). Build, extend, create a second dwelling or explore subdivision potential – the choice is yours. Please note: no services are currently connected to the vacant land.

Whether you're developing, investing, or creating your dream home from something with great bones, this property presents endless opportunity and flexibility for the right buyer.

Zoned Neighbourhood

\* Denotes approximate

RLA228106

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