

3 First Street, Moonta







## OPPORTUNITY KNOCKS

3 1 4 1,012m2

Set on a generous 1,012m² allotment in North Moonta, 3 First Street presents an outstanding opportunity for first home buyers, investors or downsizers looking for a solid home they can update and add value to over time. With space, practical features and two powered sheds, this is a property where a little vision could go a long way.

Inside, an open-plan living and dining area complete with a cosy combustion heater, flow through to a functional kitchen featuring both gas and electric cooking, a return bench, pantry and cupboard space. The main bedroom is positioned at the front of the home and includes a built-in robe and ceiling fan, while bedrooms two and three are located at the rear, separated by a versatile space that could easily be utilised as a study, children's playroom or games area.

The bathroom includes a shower, vanity and toilet, with the laundry conveniently positioned nearby. Ducted evaporative air conditioning keeps the home comfortable during the warmer months, while carpet throughout the living areas and bedrooms provides a comfortable feel underfoot.

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| **Price** | $539,000 |
| **Property Type** | Residential |
| **Property ID** | 12455 |
| **Land Area** | 1,012 m2 |

### Inspection Times

Thu 26 Nov, 5:15 PM - 5:45 PM

### Agent Details

Tom Nolan - 0438 797 687
Bayden Whelan - 0459734477

### Office Details

Moonta
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WARDLE Co. Real Estate

Stepping outside, the full-length rear verandah offers the perfect place to relax on warm summer evenings while overlooking the spacious backyard where children and pets have plenty of room to play. Vehicle access down the side of the home leads to two valuable sheds: a 6m x 4m shed with concrete floor and power, ideal for a small vehicle, trailer or workshop, plus a larger 7.5m x 6m shed with power, providing excellent storage or workspace options.

Additional features include a welcoming front verandah, return driveway and electric hot water system.

3 First Street is well worth your inspection, so get in quick and give Tom Nolan a call to arrange an inspection on 0438 797 687.

Council / Copper Coast Council

RLA228106

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