



7 Moselle Avenue, Glengowrie

Executive Family Living in a Prime Lifestyle Location

Welcome to 7 Moselle Avenue - a beautifully appointed executive residence where quality, space and thoughtful design combine to create the ultimate family lifestyle. Built circa 2014 by Metricon, this impressive home showcases exceptional attention to detail and modern comforts throughout.

Upon entry, you are welcomed by a formal lounge - the perfect space to relax or entertain guests. The home offers four generously sized bedrooms, all complete with built-in robes, while the luxurious master suite features a deluxe ensuite with dual vanity, creating a private retreat for parents. The main bathroom is equally spacious and includes a full size bath, ideal for unwinding at the end of the day.

The heart of the home is the expansive tiled open plan living area at the rear, designed for effortless family living and entertaining. The chef's kitchen will impress with quality stainless steel appliances, a butler's pantry and abundant cupboard and bench space for those who love to cook and entertain.

Seamless indoor-outdoor integration is achieved through wide sliding doors that open to an exceptional alfresco entertaining zone,

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4  2  2 

FOR SALE
\$2.2M - \$2.4M

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

 **LJ Hooker**

complete with all weather blinds for year round enjoyment.
Overlooking the stunning fully tiled, solar heated swimming pool with glass fencing, this outdoor space is truly resort style living at home. Added conveniences include an outdoor shower and separate wc.

Additional features you will love include:

- Plantation shutters throughout
- Ducted reverse cycle air conditioning
- Ceiling fans
- Double lock-up garage with internal access
- Easy care landscaped gardens front and rear

Perfectly positioned in a highly sought after location, you are only minutes from local shopping, transport, quality schools and the beach - delivering an enviable lifestyle opportunity.

This is executive family living at its finest. Life simply doesn't get much better than this.

To submit an offer on this property visit this link:

<https://prop.ps/wIPfQk6IELYD>

Property Details:

Council: City of Marion

Council Rates: \$3877.07 pa

SA Water: \$329.26 pq

House Size: 306sqm

Land Size: 720sqm

Year Built: 2014

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID QAWGW0
Property Type House
House Size 306 m2
Land Area 720 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

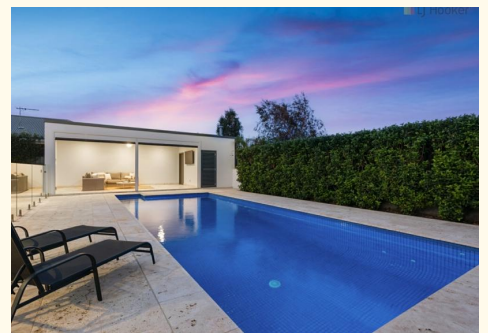
Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

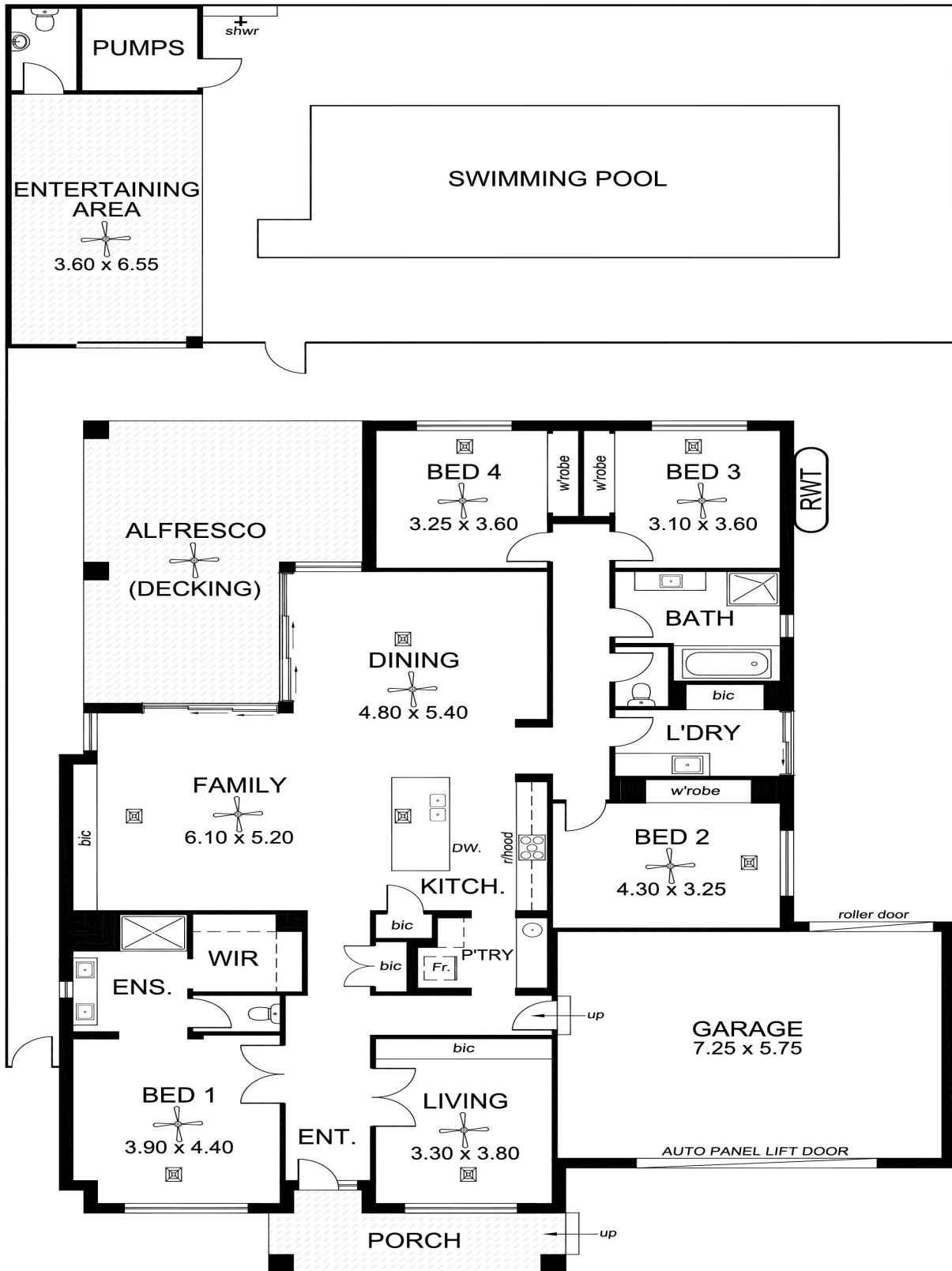
LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au



All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



TOTAL AREA:	306.26m ² /32.93sqs
(Estimate only)	(incl. porch, alfresco & garage)

This drawing is for illustration purposes only.
 All measurements are approximate only and information
 intended to be relied upon should be independently verified.