

**38 Arnold Drive, Hackham, SA 5163**



**House For Sale**

Monday, 29 April 2024

38 Arnold Drive, Hackham, SA 5163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 561 m2**

**Type: House**



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**\$459k - \$499k**

Offers Close Tue, 14th May - 3pm (usp) Discover an exciting opportunity with this neat 3-bedroom, 1-bathroom home situated on a spacious 561sqm block. Boasting freshly painted interiors, a functional kitchen, and a sprawling outdoor area ideal for entertaining. Located within walking distance to local amenities and just minutes from shopping centres and beautiful beaches, it presents a lifestyle opportunity with conveniences for families or investors alike.

**What We Love About The Property;**

- Newly painted interiors, providing a clean and inviting blank canvas to add your personal style
- Open plan living area to the true heart of the home with a ceiling fan for added comfort
- Kitchen features convenient amenities such as a microwave recess, oven, and rangehood, enhancing the ease of meal preparation
- Seamlessly connected to the kitchen, the dining area offers a harmonious flow and provides effortless access to the backyard entertaining space, ideal for hosting gatherings
- All bedrooms are generously proportioned, and bedrooms 2 and 3 offer carpet for added comfort
- Bathroom is complete with a shower, bathtub, wall basin and separate toilet
- Laundry is spacious and equipped with a trough, and conveniently located next to the backdoor providing practicality and efficiency for everyday tasks

**Outdoors;**

- Enjoy a spacious front yard, perfect for outdoor activities and landscaping opportunities
- Secure your vehicle in a single car carport with a manual roller door for added peace of mind
- Shaded entertainment area offers ample space for relaxation or socialising
- Let the kids and pets roam free on the expansive lawn area, providing plenty of room for play and exploration
- Cultivate your green thumb with ample space for a raised garden bed or even a pool, allowing you to personalise your outdoor oasis
- Store your tools and equipment in the garden shed, providing storage solutions for your outdoor needs

**Services;**

- Mains power, water, sewer and gas connected
- Instant gas hot water system
- Split system for heating and cooling
- Security system
- Rainwater tank

**Location;**

- Walking distance to local Shops, Schools and Hackham Football Club
- 9 minutes to Colonnades Shopping Centre
- 14 minutes to Port Noarlunga Beach
- 39 minutes to Adelaide CBD

Embrace the opportunity of possibility and potential as you consider the future in this inviting home. With its comforting ambiance, practical layout, and strategic location, this property beckons you to envision a life of ease and fulfilment. Come check it out; you're gonna love it!

**Certificate of Title - 5559/205 Council - Onkaparinga Zoning - GN - General Neighbourhood Year Built - 1972 Land Size - 561m<sup>2</sup> Total Build area - 138m<sup>2</sup> Council Rates - \$1,486.89 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$108.20 pa**

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Interested potential purchasers should make their own enquiries and obtain their own professional advice.

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