

# 9 Poznan Crescent, Hackham West, SA 5163

## House For Sale

Wednesday, 29 May 2024

9 Poznan Crescent, Hackham West, SA 5163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 677 m2

Type: House



Carly Frost

0883239300

**\$495,000 - \$545,000**

This well-presented three-bedroom home, with two bedrooms featuring ceiling fans and built-in robes, offers comfort and convenience in a desirable location. The property boasts a large open-plan lounge and dining room, painted throughout, providing a bright and inviting atmosphere for family living. The spacious kitchen and informal dining area are equipped with a gas cooker, double sink and ample overhead and under-bench storage, including drawers. With drive-through access to a shed, ample off-street parking under a large undercover carport and additional secure lock-up storage space, this home is perfect for those needing extra room for vehicles or hobbies. A large, secure backyard offers limitless opportunities for outdoor activities or future enhancements. Comfort is assured year-round with a reverse cycle air conditioner, evaporative cooling and gas heating. The large shed on a concrete slab adds further utility, while the spacious family bathroom and ample storage in the laundry cater to everyday needs. Conveniently located close to transport, shopping, medical facilities, cafes, schools and just a five-minute drive from beautiful beaches, this home is ideally suited for first-time buyers, families, investors and those looking to upsize. Why you will love it: • Well-presented three-bedroom home • Two bedrooms with ceiling fans and built in robes • Large 677m<sup>2</sup> block • Drive-through access to shed • Ample off-street parking • Large undercover carport • Additional secure lock-up storage • Large open-plan lounge and dining room • Spacious kitchen with gas cooker, double sink and ample storage • Large secure backyard • Reverse cycle air conditioner • Evaporative cooling and gas heating • Large shed on concrete slab • Spacious family bathroom with storage • Conveniently located near transport and shopping • Close to medical facilities, cafes, and schools Ready to make a move? Contact us now to book your personal tour of this fantastic property. Property Specifications: Certificate of Title: Volume 5119 Folio 618 Title Type: Torrens Title Council: Onkaparinga Zoning: Housing diversity neighbourhood Built: 1981 Rates - Owner supplied and not verified by formal searches. Council Rate \$1,767.90 per annum Emergency Services Levy \$127.10 per annum SA Water Rates Supply \$74.20 & Sewer \$79.20 per quarter, Total: \$153.70 Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 249515)