

30 Blueridge Road, Hackham West, SA 5163

House For Sale

Tuesday, 25 June 2024



30 Blueridge Road, Hackham West, SA 5163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 445 m2

Type: House



Tayla Holer
0498688822



John Lewis
0429130444

\$500k - \$550k

Offers Close Tue, 9th Jul - 3pm (usp) Situated on a desirable corner allotment, this tidy 3 bedroom, 1 bathroom home offers a split-level design with raked ceilings and an easy to maintain yard. Currently tenanted, it is conveniently located near shops, schools, transport, and the beach, making it an excellent investment opportunity for those seeking steady rental income and future appreciation potential. With the upcoming South Road tunnel extensions, the city will soon be less than 30 minutes away. This prime investment opportunity allows you to benefit before the new tunnel bypasses 21 sets of traffic lights between the River Torrens and Darlington, cutting travel times by 30 to 40 minutes during peak hours and boosting housing values.

What We Love About The Property; Home; **Currently on a fixed term lease until 8/5/2025 at \$430 pw** Beautiful raked ceilings add charm and spaciousness to the home. The living area features high ceilings and north facing aspects, capturing the warm winter sun. It is equipped with a gas heater for year-round comfort. The kitchen is fitted with a gas oven, sink, storage, and a built-in pantry for added convenience. The dining area is located next to the kitchen and features sliding door access to the backyard, making it ideal for hosting summer dinners with family and friends. The spacious main bedroom offers a large built-in robe. Bedrooms 2 and 3 are both equipped with built-in robes for add convenience. The bathroom includes a shower, bathtub, vanity, and a separate toilet. The laundry room is of good size, featuring a built-in trough and outdoor access.

Outdoors; Large front yard with low-maintenance gardens, offering great street appeal. Double driveway plus additional off-street parking for a third car, boat, or caravan. Low-maintenance backyard with garden beds to cater to your gardening needs. Fruit trees offering Pomegranate, Lime, Orange, Chilli and Lemon.

Services; Mains power connected. Mains gas connected. Gas hot water system (replaced 2 years ago). NBN connected. Mains water connected. Mains sewer connected.

Location; (add how many minutes to each location) 5 minutes to Noarlunga Railway station for city commuters or going to the football. 6 minutes to Colonnades Shopping Centre. 9 minutes to Port Noarlunga Beach. 14 minutes to McLaren Vale's Wine Region. 37 minutes to Adelaide CBD.

This property offers an excellent investment opportunity, conveniently located minutes from schools and shops. With charming raked ceilings and low maintenance gardens, it makes for an easy and appealing investment. With the upcoming South Road tunnel reducing city travel time to under 30 minutes, this location is set for significant value growth. Don't miss the chance to invest in a property poised for future appreciation. Come check it out; you're gonna love it!

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