

35 Valleyfair Road, Hackham West, SA 5163



House For Sale

Sunday, 23 June 2024

35 Valleyfair Road, Hackham West, SA 5163

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



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\$599k - \$629k

Don't be fooled. From the street it doesn't look like a big house.. but guess what? It is!! You can feel the love that's been poured into this home too, from the cute little kiddie sandpit, right down to the beautiful chalk-board mural outside. Could you be the next chapter in this home's story? Freshly painted, with a light neutral colour scheme throughout, this home has 5 bedrooms, all of excellent size, the master with luxurious ensuite and built-in-robos. It's certainly a family home where every detail has been carefully planned. Low maintenance allergy-free flooring throughout adds a layer of practicality, as does the ducted evaporative cooling and centrally located gas heater. For comfort, warmth, and ambiance during these cold winter nights there's a beautiful real wood combustion heater with built-in fan to the lounge. It warms the whole house! The centrally located kitchen has plenty of cupboards, a dishwasher and space for a double-door fridge. There's loads of storage throughout the home, including built in cabinetry and bench space in the laundry. An excellent spot for sorting and folding. The main bathroom has a bath for the little ones, and a separate toilet with handbasin. Creating more space for kids and pets, as well as providing an additional level of security, this property has been fully fenced front and rear. It even includes remote controlled front gates. The whole family will love the fruit trees and raised garden beds full of veggies and herbs. Summer barbeques and birthday parties will be a breeze, as the double length carport/pergola switches to a lovely big entertaining space with ceiling fan. If the kids get tired of the back yard, there's always the local reserve, located only one house away. Other things we love about this home: *Filter tap in the kitchen *Ceiling fans *3 x garden sheds for tools and toys, plus storage under the house *Quality external floodlighting *Giant outdoor blackboard for the kids (and adults) to express their artistic tendencies *Selection of 10 fruit trees and 4 established grape vines. Only a short distance to local eateries, supermarkets, Primary School and local Kindergarten. Colonnades shopping Centre isn't far away, as is the beach and our glorious McLaren Vale wine region. A short drive will take you to the Southern Expressway for a quick commute to the city by car. **All floorplans, 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 222182)