

# 37 Fairview Grove, Hackham West, SA 5163

## House For Sale

Tuesday, 25 June 2024



37 Fairview Grove, Hackham West, SA 5163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 620 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror  
0883226111

**\$549k - \$599k**

Please contact Danielle Comer or Rachael Farror for viewing times. Step into this beautifully presented home, ideally positioned near local schools, shops, and public transportation. Upon entry, you'll immediately appreciate the inviting and tastefully decorated interior, featuring modern floorboards that set the tone for contemporary living. As you step inside, you'll find a formal lounge that effortlessly connects to the central hub of the house - an open-plan kitchen and dining area. The recently renovated kitchen is a standout, boasting timeless cabinetry, a spacious pantry, quality appliances including a dishwasher, and a window overlooking the backyard. The residence offers three bedrooms down a separate hallway, each equipped with built-in robes and split system heating and cooling units, ensuring comfort year-round. The main bathroom, also recently renovated, is conveniently located nearby, complemented by a linen closet for added storage. Step outside from the dining area into a low-maintenance backyard featuring a paved entertainment space under a pitched pergola, perfect for relaxation and outdoor gatherings. The yard includes a generous lawn area, mature fruit trees, and three tool sheds. Additional features include a single carport with a roller door, strategically placed split system heating and cooling units throughout, a rainwater tank for sustainable living, and solar panels for energy efficiency. Located in a prime area, this home offers easy access to the Onkaparinga River Recreation Reserve, Colonnades Shopping Centre, McLaren Vale Wine region, and the picturesque southern coastline, providing a blend of convenience and lifestyle. Don't miss out on the chance to call this family-friendly residence your own and enjoy a lifestyle that seamlessly combines modern comfort with its charming surroundings. 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. Magain Real Estate Happy Valley RLA | 222182