

# 6 Narvik Crescent, Hackham West, SA 5163

**HARRIS**

## House For Sale

Thursday, 9 May 2024

6 Narvik Crescent, Hackham West, SA 5163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 634 m2**

**Type: House**



Sam Bennett  
0883342700



Kevin Renard  
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**\$500k**

Welcome to 6 Narvik Crescent, a delightful 1981-built residence offering comfort and convenience. Situated on a generous 634m<sup>2</sup> block, this home backs onto a peaceful reserve, providing a serene backdrop to everyday living. Upon entering, you're greeted by a spacious open-plan living, dining, and kitchen area. Bathed in natural light, this space features updated flooring, downlights, and a split system air conditioner for year-round comfort. The kitchen, renovated in 2022 with Kit Easy, boasts modern amenities including an electric oven installed in 2022, subway tiles, and ample storage. The home offers three bedrooms, all located at one end of the house for privacy. Each bedroom features brand new carpet and ceiling fans, ensuring a comfortable night's rest. The spacious bathroom includes a brand new shower screen and toilet, adding to the home's appeal. Outside, you'll find a single carport and a shed with a concrete floor, installed in 2023, providing ample storage space. The property also boasts a 6.6kw solar system installed in 2023, offering energy efficiency and cost savings. This property features a rear gate providing direct entry to the nearby reserve, ideal for families with pets and children. Additionally, a local playground is just a brief 2-minute walk away, adding to the convenience and recreational opportunities of the area. Conveniently located just 550m to Bus Stop 51 Honeypot Road, and a short stroll to IGA Hackham, this home is also zoned to several schools including Huntfield Heights School P-6, Hackham West School, Noarlunga Downs Primary School, Hackham East Primary School, Christie Downs Primary School, and Christies Beach & Southern Vocational College. Colonnades Shopping Complex is within a convenient 10-15 minute walking distance, with a beautiful beach just a 7- minute walk away. Happy Valley Reservoir Park is also reachable within 15 minutes. With the sands of Port Noarlunga and the McLaren Vale wine region close by, this property offers a lifestyle of convenience and relaxation. Don't miss your chance to secure this wonderful family home in a sought-after location. Contact us today to arrange a viewing!

Specifications: CT / 5413/922 Council / Onkaparinga Zoning / HDN Built / 1981 Land / 634m<sup>2</sup> (approx) Council Rates / \$1320pa Emergency Services Levy / \$132pa SA Water / \$220pq Estimated rental assessment: \$520 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Huntfield Heights School P-6, Hackham West School, Noarlunga Downs P.S, Hackham East P.S, Christie Downs P.S, Christies Beach HS & Southern Vocational College

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