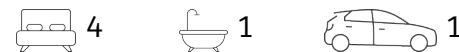




Versatile Property with Plenty of Parking!



7 Vintners Walk, Hackham West

Sold

Well presented throughout & located in a super convenient location in the private sector of Hackham West, this appealing home has a wonderfully flexible design/layout & has been nicely updated by the long-term owner. Set on a beautifully landscaped & very generous corner allotment (with handy additional yard access) this home will certainly appeal to growing families, garden lovers &/or those needing to house additional/large vehicles.

Some of the property features & highlights include...

- Sunny Northerly aspect
- 3 or 4 bedrooms
- Built-in wardrobe to bedrooms 1 & 2
- Main bedroom has own external access
- Separate lounge room
- Ceilings fans to all bedrooms + lounge

Property ID:	L466251
Property Type:	House
Building / Floor Area:	123
Carports:	1
Land Area:	720.0 sqm

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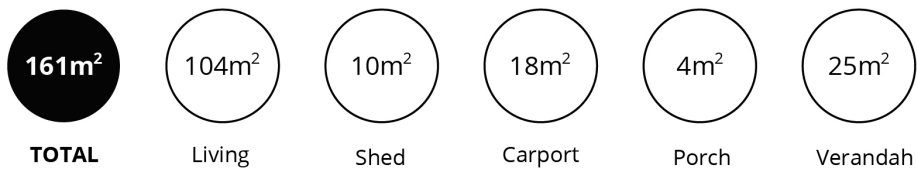
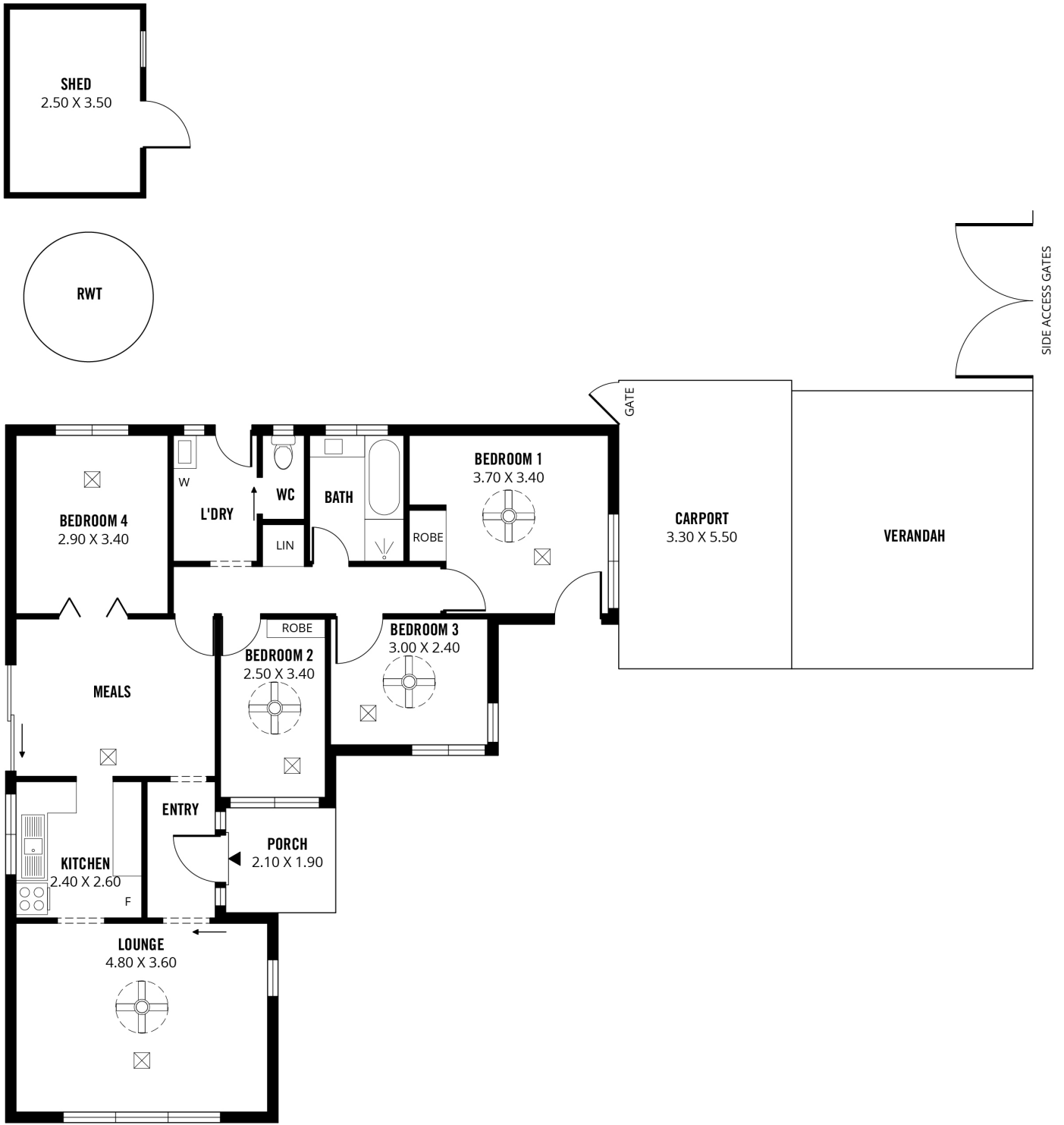
- Polished timber & tile floors
- Functional central kitchen with gas stove
- Spacious meals area
- Optional family room/office or 4th bedroom
- Ducted heating & cooling
- Insulation to Southern & Western external walls
- Brand new bathroom & separate toilet
- Updated laundry
- NBN connected
- Large (720m² approx) flat allotment
- Single open carport
- Tool/garden shed
- Roof restored & gutters replaced 5 years ago approx.
- Recently upgraded electrical panel
- Instant/unlimited gas hot water
- High clearance, verandah/undercover area
- Can be used for extra vehicles or caravan with minor adjustment
- Additional gates with drive through access to backyard
- Plenty of room for extra shedding if needed
- Very generous (11,500l) rainwater storage
- Established fruit trees & water-wise/easy-care plants

Situated only 2.5kms from Centro Colonnades, Noarlunga train station or hospital, numerous schools (including a childcare, junior primary & primary close at hand) sporting facilities &/or the exit/entry to the Southern Expressway, this feature-filled home offers a very affordable opportunity to live comfortably with a bit of space (inside & out) to move & yet still be close to everything.

A short 15-minute drive will see you enjoying all that the McLaren Vale wine district has to offer & there is plenty of scope for family fun & adventure across the Fleurieu Peninsula. On the market now due to a move interstate, all genuine offers will certainly be both presented &

considered. A longer settlement would also be preferred if possible.

RLA 144653



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**