

# 17 Mountain Ash Court, Hackham, SA, 5163

## House For Sale

Tuesday, 26 November 2024

17 Mountain Ash Court, Hackham, SA, 5163

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

## Modern Family Home With Separate Studio

This modern family home is one of a kind and features two living areas, a separate studio, large outdoor entertaining area, and is as neat as a pin, all set on a low maintenance block within walking distance from parks, cafes, transport and local shops.

Inviting and filled with natural light, the home's first lounge room has warm neutral tones and plenty of space for the whole family. Both stylish and practical, the kitchen has a gas stove, an abundance of cabinets, an open plan design, a large window and ample bench space.

The main living zone opens up seamlessly to the outdoor area through stacking doors. When entertaining guests, you can head out to the covered outdoor alfresco area and enjoy hosting large family gatherings in all weather conditions. There is also side access for additional off street parking if needed.

One special feature of this property is the separate multi-purpose room or studio with a powder room which gives you so many options. This space could be utilised as a gym, rumpus room, home office, art studio, or a teenager's retreat.

In the main home, all four bedrooms have sheer curtains and plush carpet with an abundance of natural light. The master bedroom has a view of the front garden and enjoys a walk-in robe and a private ensuite bathroom.

With a bus stop at the end of the street, the home is just 900 metres from local shops, cafes, and parks while schools, Colonnades Shopping Centre and Christies Beach are a short drive away. Ideal for families who are looking for an effortless lifestyle, this property will not last long!

Even more to love:

- Single garage with internal access
- Second lounge room
- Separate studio with powder room
- Ducted heating and cooling
- Fourth bedroom or study
- Claw foot bathtub in main bathroom
- Side access and solar panels
- Open plan kitchen and living area
- Low maintenance block
- Master has a walk-in robe and private ensuite
- Ceiling fans in the living area

Specifications:

CT / 5963/367

Council / Onkaparinga

Zoning / GN

Built / 2007

Land / 382m2 (approx)

Council Rates / \$1,818.62pa

Community Manager / Best Strata

Emergency Services Levy / \$92.30pa

SA Water / \$165.55pq

Estimated rental assessment / \$590-\$610 per week/Written rental assessment can be provided upon request

Nearby Schools / Hackham East P.S, Hackham West School, Huntfield Heights School P-6, Coorara P.S, Morphett Vale East School, Wirreanda Secondary School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 335392