

**28A Williams Avenue, Hackham West, SA, 5163**

**House For Sale**

Saturday, 23 November 2024

28A Williams Avenue, Hackham West, SA, 5163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Shane Moore

0418669448

## Very Affordable 3 Bed + Study Home

\*\*\*Please note the following inspection times for this property\*\*\*

- First Inspection 10:00 - 10:30am Saturday 23rd November

- Second Inspection 4:45 - 5:15pm Monday 25th November

Shane Moore & Harcourts are proud to present 28A Williams Avenue, Hackham West to the market.

In a great location close to the Southern Expressway, South Coast and McLaren Vale wine region, this very low maintenance property set upon a secure and private 350m<sup>2</sup> allotment represents outstanding value for money and could be the opportunity you have been looking for to get a foot on the property ownership ladder.

Features include..... neutral decor throughout, 3 generous bedrooms, master with its own toilet and vanity, built in robes to second and third bedrooms, separate study/office, spacious open plan living area, modern well appointed kitchen with stainless steel appliances, gas cooktops and walk in pantry, classy bathroom with floor to ceiling wall tiles, two toilets, separate laundry and ducted evaporative air conditioning.

Off the side of the home is a full length two car carport that could also be utilised as a paved all weather outdoor entertaining area plus additional off street parking for another two vehicles or trailer, boat, or caravan.

Freestanding homes at this entry level price point are often sought yet rarely available.

The property is Community Titled yet almost independent as there are only two homes in the group, both with street access/frontage.

Built - 2007

Rental Estimate - \$490 to \$510 per week

Council Rates - \$1476 per annum

Emergency Services Levy - \$188 per annum

SA Water - \$166 per quarter

Community Fees - \$205 per annum (47% of Community Title Insurance Premium)

Contact Shane Moore for further details.