

Beyond The Front Door Lies So Much More!



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**5/37 Chynoweth Avenue, Hackham**

**\$660,000 - \$710,000**

Nestled privately at the rear of this Community Titled complex is a fantastic opportunity to secure your family home, strategic investment, or a little of both. Neat, clean spaces and a few lifestyle extras await you beyond the entrance, including solar power, great indoor and outdoor areas, and more.

#### INDOOR FEATURES:

- Easy maintenance tiled entrance flooring
- Main lounge room with ceiling fan and carpet
- Bedroom 1, 2 and 3 with ceiling fan, built-in-robe, carpeted flooring
- Spacious gas kitchen with double sink, filtered water, range-hood and breakfast bar
- Family dining room with access to covered outdoor living
- Two-way bathroom with separate shower from bathtub
- Two toilets with separate vanity

**Property ID:** L35779907

**Property Type:** House

**Building / Floor Area:** 126

**Carports:** 2

**Open Parking:** 2

**Land Area:** 361.0 sqm

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- Laundry with side yard access
- Hallway with linen cupboard
- Large split system air conditioning
- Detached rumpus/hobby room/ office/ teenage retreat/ mancave/ 4th bedroom with air conditioning

OUTDOOR FEATURES INCLUDE:

- Spacious semi enclosed double carport with auto roller doors
- Gabled entertainment area adjoining main house and 4th bedroom/rumpus
- Roller shutters to main bedroom and lounge room
- Artificial grassed children's play area and adult chiminea space
- Rear pergola perfect for sheltered plants and greenery
- Front side gate access to garden shed, clothesline, rain tank and lawned space for pets
- Secure and high fencing for privacy
- Low maintenance living both indoors and outdoors, with well-proportioned yards

Close to everything you need nearby including Adelaide CBD (35 mins), Noarlunga Beach (10 mins), Colonnades Shopping Centre (7 mins), Hallett Cove Shopping Centre (11 mins), Seaford Meadows Shopping Centre (12 mins), Seaford Meadows Railway Station (11 mins), and local to the Morphett Vale Medical Centre, Hackham West Children's Centre, Local IGA Grocer, Southern Athletics Club and other various parks and reserves.

Council: City of Onkaparinga

Council Rates: \$1,832.01 per annum

SA Water: \$176.30 per quarter

ESL: \$93.65 per annum

Living Area: 126 sqm

Land Size: 361 sqm (approx)

Year Built: 2009

Zoning: General Neighbourhood (GN)

Rental Appraisal : \$600 p/w (approx)