



23 Graham Avenue, HACKHAM, SA 5163

Move-In Ready with Room to Grow

Set on a generous 668m² allotment, 23 Graham Avenue, Hackham is a beautifully updated home offering space, style and relaxed family living â## all in a quiet, convenient location just moments from schools, shops and the coast.

Inside, you'll love the polished timber floors that flow through the light-filled open plan living area. The recently renovated kitchen is a standout feature, offering modern appliances, sleek cabinetry and ample bench space â## perfect for everyday living or entertaining guests.

Three comfortable bedrooms are serviced by a well-maintained family bathroom, while a separate rumpus room out the back offers flexible living space â## ideal as a teen retreat, games room or home office.

With a spacious yard and inviting pool, the outdoor area is ready for family fun or quiet relaxation.

Key Features:

- 3 bedrooms, all well-sized

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183151

SALE DETAILS

\$649,000-\$699,000

CONTACT DETAILS

Head Office

80 Grenfell Street

ADELAIDE, SA

08 8425 4000

RLA: 62833

Tristan Watt

0418 617 287

- Renovated kitchen with quality appliances & ample storage
- Spacious open plan lounge & dining area
- Beautiful polished timber floorboards throughout
- Detached rumpus/games room - ideal second living space
- Inground swimming pool - perfect for summer entertaining
- Large, level 668m² block
- Multiple off-street parking spaces

Whether you're a first-home buyer, growing family or investor, this home has all the hard work done - simply move in and enjoy.

Contact Tristan Watt on 0418 617 287 to register your interest today.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 668.00 square metres
- Building Area: 111.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







For Lease

23 GRAHAM AVENUE
HACKHAM

2011 2012 2013

Permanent Rental Appraisal

- Are you looking to invest?
- Your future is our priority

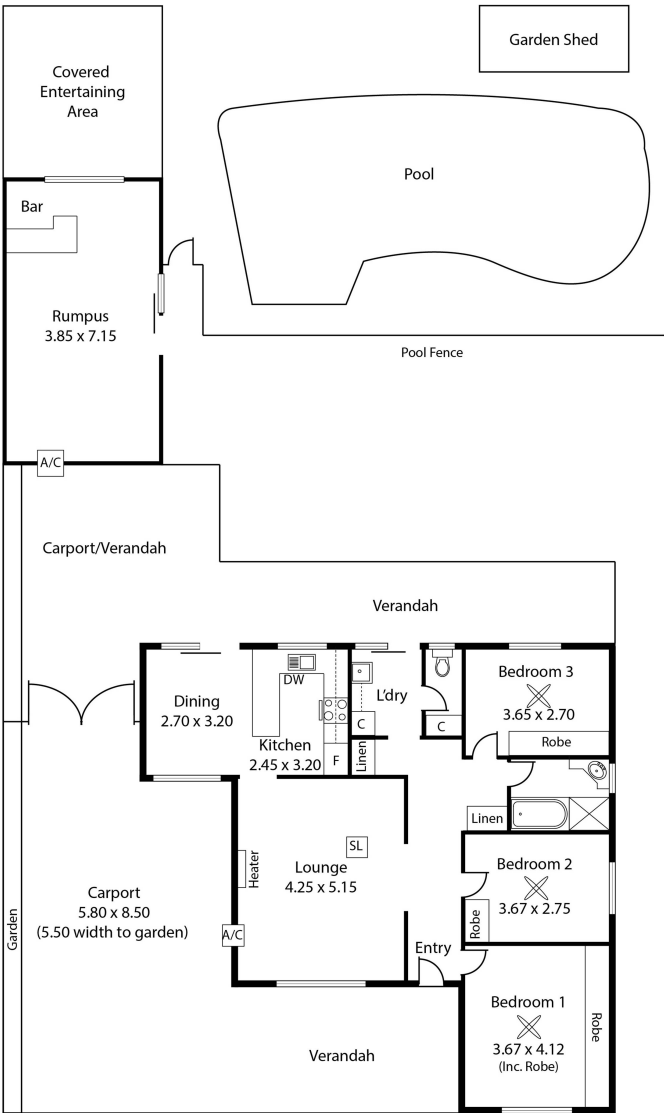
A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following –

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 248 of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- in the case of oral advice – immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words “I am legally required to give you this warning”; or
- in the case of written advice – at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

23 Graham Avenue,
HACKHAM



Living: 108.66 sqm
Verandah: 39.77 sqm
Rumpus: 29.00 sqm
Ent. Area: 17.60 sqm
Carport: 87.31 sqm
Total: 282.34 sqm

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by Open2view.com