

## 13 Harbourview Road, HACKHAM WEST, SA 5163

### Family Comfort and Future Potential – Sensational Opportunity!

Set on a large 719sqm block, this solid 3-bedroom home offers comfort, space, and endless potential in one of Adelaide's most affordable and up-and-coming suburbs. Built in 1969, the property has been well maintained and presents a sensational opportunity to purchase in an amazing part of Hackham West, perfect for first home buyers, growing families, or savvy investors.

Inside, you'll find three good-sized bedrooms, a central bathroom, and a light-filled living area that flows into the kitchen and dining space. The home is equipped with two groups of solar panels for energy efficiency and reduced power bills - a huge bonus for modern living.

The generous backyard provides plenty of room for kids, pets, and entertaining, with scope to add your own personal touch or even explore future development potential (STCC).

Parking is well catered for with space up to 6 cars,

- Walk to local parks and reserves including Harbourview Reserve and Hackham West Reserve
- Close to Southgate Plaza, Colonnades Shopping Centre, and local shops

**TYPE:** For Sale

**INTERNET ID:** 300P185042

#### SALE DETAILS

**\$675,000 - \$699,000**

#### CONTACT DETAILS

##### Head Office

80 Grenfell Street  
ADELAIDE, SA  
08 8425 4000  
RLA: 62833

##### Tristan Watt

0418 617 287

- Quality schools nearby such as Calvary Lutheran Primary School, Hackham West Primary, Antonio Catholic School, Wirreanda Secondary School, and Southern Vales Christian College

- Easy access to public transport and the Southern Expressway for a quick CBD commute

- Just minutes to the stunning southern beaches, McLaren Vale wine region, and the Fleurieu Peninsula

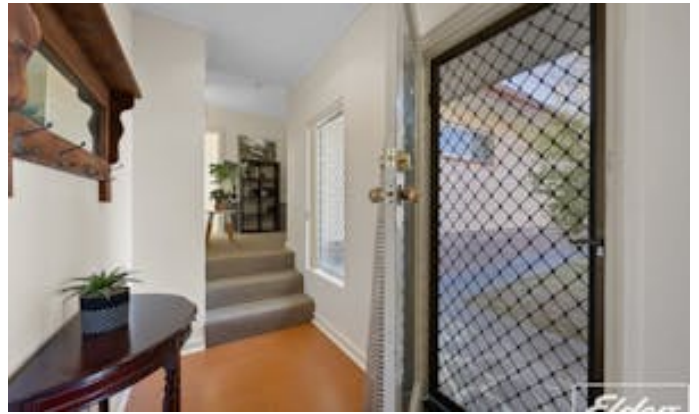
Key features:

- 3 bedrooms, 1 bathroom
- Spacious 719sqm allotment
- Solid brick construction (1969 build)
- 16 x solar panels for energy efficiency
- Large backyard with plenty of potential
- Off-street parking for 2-3 cars
- Convenient to schools, shops, transport, and southern beaches
- Located in an affordable and rapidly growing area

Whether you're looking to move straight in, renovate, or add to your investment portfolio, this home is brimming with opportunity in a suburb on the rise.

- Land Area 719.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 6











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HACKHAM WEST

