

10 Barrat Street, Smithfield Plains, SA 5114



Sold House

Friday, 1 September 2023

10 Barrat Street, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 531 m2

Type: House



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\$502,500

This immaculate residence, constructed in 2011 and occupying a generous allotment of approximately 531sqm, boasts an impressive array of features. Approaching the property, you are greeted by a well-maintained concrete driveway, a secure lock-up garage, and an aesthetically pleasing front garden that not only enhances privacy but also adds to the overall street appeal. Additionally, a security fence runs along the front perimeter, providing an extra layer of assurance. The interior of the home offers three exceptionally spacious bedrooms, with the master bedroom featuring its own ensuite and a superbly designed walk-in robe conveniently accessible from the bathroom. The remaining two bedrooms are equipped with built-in robes, offering ample storage space. A separate, centrally positioned lounge room and connecting passage lead to the open-plan kitchen, dining, and living area, providing an expansive and welcoming space suitable for large families and social gatherings. The charming kitchen is thoughtfully appointed with a breakfast bar, a gas oven and stove top, abundant cupboards and bench space, as well as a dishwasher. Key features of the property include:

- Three spacious bedrooms
- Master bedroom with a stylish built-in robe and ensuite
- Built-in robes in two bedrooms
- Two bathrooms
- Modern chef's kitchen with gas cooker and dishwasher
- Wall-mounted reverse cycle air conditioning
- Double garage with an automatic roller door and internal access
- Neatly landscaped front and rear gardens

Well-maintained concrete driveway and parking area. Moreover, this residence benefits from its strategic location, being in close proximity to the Gawler line Train Station, providing convenient access to the Adelaide CBD. Multiple bus stops are conveniently scattered in the vicinity, and the area boasts an abundance of schools and shopping options, including the Munno Para Shopping Centre and the Elizabeth Shopping Centre. It is important to note that this property is presently under a fixed lease agreement until December 2023, with a rental amount of \$450.00 per week. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355