

**11 and 19 Murray Crescent, Smithfield Plains, SA  
5114**

**FAB REALTORS**

**Sold Residential Land**

Friday, 1 September 2023

11 and 19 Murray Crescent, Smithfield Plains, SA 5114

Area: 375 m2

Type: Residential Land



Gary Brar

**\$220,000**

Buy the big double garage (STCC) land of 375 sqm in the heartland of Playford Alive at Smithfield Plains. Spread over more than 500 hectares of new boutique development, it is one of the few remaining blocks not to be missed. Save on stamp duty by first settling on the land and take advantage of first homeowners' grant \*. Playford Alive is a master planned estate with schools, parks, wetlands, town centre and easy access to transport and more information is at the end of this text. You have the following reasons to buy: - Torrens title - Double garage plan (STCC) - Surrounded by new homes - Close to necessities - Stamp duty saving \* - First Homeowners' Grant \* About thriving Playford Alive: - It is only 30 kilometres north of Adelaide and 8 kilometres from Gawler, being close to the CBD and at the gateway to the Barossa Valley. It is at the centre of a new era in education and learning, including new state-of-the-art schools, private education options, and adult education and training opportunities. With over 70 hectares dedicated to parks, wetlands, and reserves as well as extensive bike and walking trails plus improved sports grounds and facilities. The town centre is a hive of activity with shops, cafés, restaurants, and local services. Don't miss the opportunity and contact: Gary Brar at Fab Realtors - M: 0416 748 147 STCC - Subject to council consent. \* Subject to eligibility criteria. Disclaimer: Photos, plan, graphics, or any marketing material on this listing is for illustration only. RLA 312162