

12 Crabb Road, Smithfield Plains, SA 5114



House For Sale

Monday, 13 November 2023

12 Crabb Road, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Type: House



Zack Hutchinson
0424473147

\$360,000 - \$390,000

12 Crabb Road, Smithfield presents a compelling opportunity for first-time homebuyers seeking to enter the real estate market. This residence, boasting significant potential and solid foundational elements, is situated on an approximate 687sqm allotment. The property is primed for customization to suit the needs of a growing family or offers a secure investment opportunity. Upon arrival, one is immediately struck by the spacious and easily maintainable front yard. Also worth noting is the convenience of dual-sided backyard access, providing practical solutions for storage and plenty of room to move on both sides of the home. The interior of the home has a warm and inviting ambiance, with the front living room thoughtfully configured as an ideal family movie room. Equipped with ducted evaporative cooling throughout and a gas heater in the living area, this space is designed for comfort. Moving through the residence reveals three generously proportioned bedrooms strategically positioned around the bathroom, with the master bedroom featuring a built-in wardrobe. The kitchen, a delight for the Chef of the home, boasting ample cupboard space and is fully equipped with a gas cooktop oven, complemented by a charming view of the backyard. The expansive backyard, a blank canvas awaiting your creative touch, offers abundant space to envision and create your personal oasis. Additionally, its low-maintenance features add to the overall appeal. Current rental appraisal is set at \$360 - \$380 per week. Positioned in the heart of Playford, the property benefits from a strategic location, being a mere 200m from the bus stop/public transportation. Residents will find convenience in walking distance to the evolving Playford Center, which encompasses restaurants, grocery stores and esteemed educational institutions such as Munno Para Primary and the award-winning Mark Oliphant College. Furthermore, the residence offers a short 35-minute commute to the Adelaide CBD. For further details and information, please do not hesitate to contact Zack Hutchinson at 0424 473 147. 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