

13 Barrat Street, Smithfield Plains, SA 5114



House For Sale

Thursday, 11 April 2024

13 Barrat Street, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 432 m2

Type: House

\$240,000 - \$260,000

Say Hello to a fantastic opportunity, this Torrens titled maisonette is a solid brick three-bedroom, one-bathroom property. Situated on a generous 432sqm* allotment with a 12.96m* frontage, this property presents an enticing investment option. This property is part of a unique opportunity, with the adjacent property also available for sale. Purchased individually or together, this presents an even greater investment potential. Currently rented at \$340 per week until 29th July 2024, it offers an immediate return for astute buyers. Enter through the lounge room, which is fitted with an air conditioner for year-round comfort. The open-plan dining and kitchen area provides a welcoming setting for family meals and gatherings. The kitchen is functional, equipped with a gas cooktop, offering convenient and efficient cooking options. The property comprises three bedrooms, with bedrooms one and two featuring built-in robes for additional storage. The bathroom includes a bathtub/shower, vanity, and a separate toilet for added convenience. To the rear of the property, you'll find a generous yard with ample space for outdoor activities. A garden shed provides additional storage options. Whether you're looking for an investment property, development opportunity or a home to make your own, this property offers plenty of potential. Check me out:- Torrens titled maisonette with adjacent property also for sale- Can be bought individually or together for greater investment potential- Currently rented at \$340 per week until 29th July 2024- Zoned MPN, Master Planned Neighbourhood / EAC, Emerging Activity Centre- Generous 432sqm* allotment with 12.96m* frontage- Solid brick three-bedroom, one-bathroom property- Lounge room with air conditioner for year-round comfort- Open-plan dining and kitchen area- Kitchen with gas cooktop- Bedrooms one and two with built-in robes- Bathroom with bathtub/shower, vanity, and separate toilet- Large rear yard with garden shed- Close to shopping centres, schools and public transport- And so much more... Specifications: CT // 5296/428 Built // 1967 Land // 432sqm* Home // 108sqm* Water Rates // \$153.70 per quarter Council Rates // \$1,474 per annum ESL // \$135 per annum Council // City Of Playford Nearby Schools // John Hartley School, St Columba College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Carlos Carosi - 0402 561 416 carlosc@eclipse realestate.com.au RLA 277 085