

**13 Moulds Crescent, Smithfield, SA 5114**



**Sold House**

Friday, 3 November 2023

13 Moulds Crescent, Smithfield, SA 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Frank Azzollini  
0883473666



Rosemary Auricchio  
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**\$325,000**

Welcome to a charming home located in the evolving suburb of Smithfield. This delightful residence perfectly balances the tranquillity of suburban living with easy access to nearby parklands, shops, and transport, making it a location that is truly making its mark on the map. Step into this welcoming space and you will immediately sense the harmony between roominess and comfort. With three bedrooms and a separate lounge, all on a generous 521sqm (approx.) block, you will find the perfect balance of spaciousness and coziness. The bathroom, complete with a separate toilet, adds to the convenience and privacy of this well-designed home. As you venture out to the expansive rear lawn, you will discover a world of possibilities waiting for your personal touch. Features Include: \* Separate formal lounge room \* Kitchen and meals room equipped with gas cooking and ample cupboard space \* Three spacious bedrooms \* Bathroom equipped with separate toilet \* Expansive rear lawn brimming with potential \* Parking space for up to two vehicles \* Convenient proximity to parklands, shops, and transportation options This location offers so much to love, with Smithfield's amenities just a short drive away. You will have easy access to Munno Para Shopping City, ALDI, Curtis Wetlands, and the neighbouring Blakes Crossing shopping centre. Plus, Smithfield train station and transportation hubs are just a stone's throw away, connecting you to the city and back. Don't miss out on this fantastic opportunity! Get in touch with Frank Azzollini on 0419 849 037 or Rosemary Auricchio on 0418 656 386 to find out more about the property. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322