

13b Davison Crescent, Smithfield Plains, SA 5114

HARRIS

Sold House

Thursday, 25 January 2024

13b Davison Crescent, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 335 m2

Type: House



Jake Halliday
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Scott Moon
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\$475,000

Best offers by 1pm Tuesday 6th February (USP) Packing a serious punch with modern design, extensive floorplan, and premier location, this 2011-built home presents an enticing opportunity. Low on maintenance and big on space, leaving you free to enjoy all the lifestyle right at your doorstep, it's easy living on Davison...A sleek rendered frontage exemplifies street appeal, perfectly harmonising with a streetscape of contemporary homes. Double windows deliver light and airiness across a generous main bedroom, with walk-in robe and direct bathroom access creating a resort-like retreat.. Two additional generous bedrooms are set for custom configuration, whether you're seeking additional slumber zones, playrooms, work-from-home suites, or cycle through all as your needs change or grow. Fully serviced by family bathroom boasting wide vanity, bathtub, corner shower and separate WC, it's a space set to host rush hour with grace. Certain to be the heartbeat of your home, an expansive open plan living wing is overseen by an impressive kitchen. Fully equipped for passionate home cooks and professional chefs alike, with marble-look benchtops, subway tile backsplash, full length pantry and gas cooktop, placement overlooking the lounge facilitates easy flow for effortless meal service or playtime supervision. A vast alfresco entertaining area seamlessly extends the living space outdoors, sure to be your epicentre for everything from a quick morning coffee alfresco to milestone family celebrations. Overlooking easy-care rear courtyard, it's the perfect framework for living large outdoors without ever sacrificing free time to excessive garden care. The Smith Creek Trail is nearby for weekends exploring by bike or on foot with furry family members, connecting you to a wide range of picturesque parks for downtime spent outdoors. Numerous amenities in close reach, with Woolworths Playford and Munno Para Shopping City Centre a short drive away. Close to John Hartley School B-6, Mark Oliphant College, and St Columba and Trinity Colleges for an abundance of educational options. Easy access to the Northern Expressway, where 40 minutes' drive will take you to the middle of the Adelaide CBD, or head north for weekends spent hopping the wineries and markets of the Barossa and Clare Valleys. A top-notch home with prime placement and endless lifestyle – it doesn't get more compelling than this...More to love:- Single carport, plus additional off-street parking- Ducted reverse cycle air conditioning throughout- Separate laundry with exterior access- All rooms pre cabled with data points- LED Downlighting- Easy care tiles and plush carpets- Neutral colour palette- Low maintenance gardens Specifications: CT /6052/703 Council /Playford Zoning /SAC Built /2011 Land / 335m2 (approx) Frontage /10 m Council Rates / \$1,818.90pa Emergency Services Levy / \$109.10pa SA Water / \$153.70pq Estimated rental assessment: \$495 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / John Hartley School B-6, Mark Oliphant College (B--12), Munno Para P.S, Swallowcliffe School p-6, Kurna Plains School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409