

**15 Eyre Street, Smithfield, NSW 2164**

**Raine&Horne.**

**House For Sale**

Tuesday, 11 June 2024

15 Eyre Street, Smithfield, NSW 2164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Aldo Ianni  
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## Buyer's Guide: \$800,000

You are going to fall in love with this warm and cosy home in a quiet Smithfield family-friendly street, just one street back from an expansive reserve, sporting fields and walking tracks. This single level home is suitable for all ages and stages in life. It has a charming character, classic kitchen and separate air-conditioned studio that can be used as a home office, study or recreation room. Owner-occupiers have maintained this comfortable home in excellent condition. It requires no renovations or money spent prior to moving in. Enjoy the good life from settlement day onwards, or rent out for an attractive income in this sought-after, convenient location. Summary of features:

- Lovely street appeal with lush grassy front yard
- 4 bedrooms - master tucked away at rear of home
- 2 stylish, modern bathrooms with floor to ceiling tiles
- Spacious eat-in kitchen with gas cooktop
- Formal lounge at entry with woodburning fireplace
- Covered north facing timber deck - perfect for BBQs
- Single carport with gated drive-thru access to rear
- Separate retreat: gym/games room/library/office
- Stunning polished timber floors throughout
- 3x Split system air conditioning, ceiling fans, and solar power
- 2 x lock-up garden sheds, flat fenced backyard
- Walking distance to bus, fabulous parks/reserves
- Close proximity to schools, golf, RSL, TAFE, shops
- 25 mins to Western Sydney Airport (opening 2026)

This is a property with wonderful charm and warmth that is comfortable, welcoming, and exudes a homely ambience that is so inviting. It is an easy home to live in and maintain, and the studio just adds that extra versatility and value that will seal the deal.

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