

**16 Hinsley Road, Smithfield Plains, SA 5114**



**Sold House**

Thursday, 22 February 2024

16 Hinsley Road, Smithfield Plains, SA 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 650 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$400,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://shorturl.at/knOQRT>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this humble family home set on a 650sqm block in the heart of Hinsley Road, Smithfield Plains. Buyers eager for a project can choose to update the existing residence and add their own personal touches or enjoy the space as is. The property is currently tenanted with a periodic lease of \$200 per week with the potential to increase with the current market.A covered porch provides a sheltered welcome and invites you to step inside and explore the single-storey layout. The light-filled lounge and dining room is located just off the entry with large windows that frame views out over the front yard and a split-system air-conditioner ensuring year round comfort.Gorgeous pine floorboards are on show underfoot and continue into the kitchen. The chef of the family can cook up a storm with the gas cooktop and gas oven, and there are laminate benchtops and original wooden cabinetry.The bedroom wing is set to one side of the floorplan promising added peace and privacy. In this section of the home, you will find three generous bedrooms, the laundry and the bathroom with a separate bath, shower and toilet.A rear verandah extends the layout even further and offers a shaded place to relax and entertain guests all summer long. The large backyard has a shed for additional storage and there is plenty of scope to add your own style and create the outdoor oasis you've always wanted.Key features you'll love about this home:- Split-system air-conditioning in the open plan lounge/dining- Timeless pine floorboards throughout- Enclosed verandah with café blinds for all weather outdoor entertaining- A garden shed for added storage- Ample off street parking on the driveway- Room outdoors for the kids and family pet to play or to create thriving gardensSituating in a great location, this home offers easy access to public transport, parks, reserves and a range of excellent primary and secondary schools such as John Hartley School and St Columba College only a few short minutes away. Shopping is breeze with Smithfield Plains Shopping Centre and Munno Para Shopping city close by offering an abundance of dining options, and essential amenities.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1966 (approx)Land Size / 650sqm (approx - sourced from Land Services SA)Frontage / 18.59m (approx)Zoning / MPN - Master Planned Neighbourhood / EAC - Emerging Activity CentreLocal Council / City of PlayfordCouncil Rates / \$1,550.50 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$87 pa (approx)Estimated Rental / \$380-\$410pwCurrent Lease / Periodic lease of \$200pwTitle / Torrens Title 5520/967Easement(s) / NilEncumbrance(s) / NilInternal Living / 90.3sqm (approx)Total Building / 145.7sqm (approx)Construction / Brick VeneerGas / ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/AlEqRjlf> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.