

**18 Overlander Way, Smithfield, SA 5114**



**House For Sale**

Monday, 27 May 2024

**18 Overlander Way, Smithfield, SA 5114**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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## \$520,000 to \$550,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this superb three bedroom, two bathroom home set in a quiet pocket in the up and coming suburb of Smithfield. Nestled among other beautifully presented homes, situated on a 300m<sup>2</sup> block (approx.) and with a 144m<sup>2</sup> build size (approx.), this 2009 built home has it all. It offers low maintenance yards and lawn, has brilliant street appeal and would be the perfect pickup for the astute investor or for anyone who would like to call Smithfield home. As you walk up the paved driveway past the freshly laid bark and lawn, when entering the home, quality flows nicely with its wooden look flooring throughout. The large master bedroom with newly laid carpet boasts a walk in robe and an ensuite offering a shower, a toilet and a basin with all the modern fixtures and fittings. The remaining bedrooms have also had new carpet laid and are generous in size with built in robes in all. The second bathroom comes complete with a bath, a shower, a basin with all the modern fixtures and fittings along with a separate toilet nearby. The laundry is spacious enough for all your cleaning needs. It offers a linen cupboard and provides you with outside access. The open plan kitchen, dining and family area is simply stunning and perfect for endless entertaining. The kitchen offers ample under bench and overhead cabinetry, quality 900mm stainless steel gas and electric appliances, perfect for the home chef, a dishwasher making cleaning up a breeze, a large fridge provision for your side by side or French door fridge, a pantry and plenty of bench space. The lounge room is large enough to allow you to relax while watching your favorite steaming services on your large screen TV. The entire home will keep you warm in winter and cool in summer with its new 10kW Samsung ducted reverse cycle air conditioner. Venturing outside through the sliding glass doors of the main living space you are greeted with a low maintenance backyard that has been landscaped especially for you. There is plenty of grass for the children and pets to enjoy, a paved area to entertain guests on and established trees along the rear perimeter of this allotment. With new energy efficient downlights throughout, a new gas hot water system, security screens, a foldable clothes line, a rain water tank, side gate access, a garage with a new lockup door and motor with remotes and all the amenities within a short distance of this wonderful home, you'll be proud to know there is nothing more you need to do except move your furniture in, put your feet up and relax.

**FEATURES YOU WILL LOVE:**

- 300m<sup>2</sup> block (approx.)
- 144m<sup>2</sup> build (approx.)
- 2009 build
- Low maintenance front and rear yards freshly landscaped
- Paved driveway
- Wooden look flooring throughout
- Master bedroom with a WIR and an ensuite
- Remaining bedrooms with BIR's
- All bedrooms have had new carpet laid
- Second bathroom with a separate toilet
- Laundry with a linen cupboard
- Kitchen with 900mm stainless steel gas and electric appliances and a pantry
- Dishwasher
- New 10kW Samsung ducted reverse cycle air-conditioner (5 year warranty)
- Grassed and paved backyard
- New energy efficient downlights throughout
- New gas hot water system (12 month warranty)
- Security screens
- Side gate access
- RWT
- Garage with a new lockup door and motor with remotes (5 year warranty)
- Smithfield Train station - 5 minute walk
- Garden College and Edmund Rice flexi School - 4 minute drive
- Playford Tavern - 4 minute drive
- Munno Para Shopping City - 15 minute walk
- The Adelaide CBD - 32 minute drive

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