

**20 Chapman Road, Smithfield Plains, SA 5114**

**House For Sale**

Friday, 8 March 2024

20 Chapman Road, Smithfield Plains, SA 5114

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 593 m2**

**Type: House**



Alexander Zadow

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## **\$350k - Auction Sun 24th March at 10:30am (USP)**

Could this be metropolitan Adelaide's most affordable 4 bedroom home? This Torrens title maisonette will get your creative juices flowing and, in my opinion, it won't take much to get this home looking pretty again. Starting with a fresh coat of paint and some new flooring, you could transform this large home from a tired house to a contemporary castle! This blank canvas is honestly presented and what you see is what you get with nothing hidden. With brick veneer construction, you could easily remove or relocate some walls to establish the floor plan to your liking. If you're a first home buyer here's your chance to get into the market, renovate and modernise to your taste and budget; and for the investor, a lick of paint, polished floor boards and some new window treatments, would get you rental ready. Could this project be your own version of 'The Block'? Currently, the floor plan is set out as 4 bedrooms, lobby entry, large lounge, huge gas kitchen / dining with modern cupboards and benchtops, a light and bright bathroom, separate wc and laundry facilities. The bedroom adjoining the lounge has a cooling window air con, the kitchen has a gas stove (needing a new door), there's a modern gas hot water storage tank and screen doors front and back. Sitting on around 593sqm with a North Westerly rear aspect, there's a large concrete rear patio ready for a pergola or verandah, the back yard has a tool shed and raised garden beds and there's ample off street parking for all sorts of vehicles, in front or behind driveway gates. The gardens are established and water wise and the freshly laid mulch will help with the winter weeds. Location ... - Smithfield Plains has seen massive property value growth in the last few years - you're zoned to John Hartley School (primary years) and Mark Oliphant College (primary and secondary years)\* - Swallowcliffe School, Munno Para and Elizabeth North Primary Schools and Karna Plains School are nearby options too\* - Curtis Road continues to expand it's already impressive shopping and dining options with major supermarkets, food outlets, service stations and supplementary services such as personal care and medical facilities - Munno Para Shopping centre is your closest major centre with Elizabeth town centre not much further away - public bus and train transport can get you into the City - Stebonheath Park and Curtis Wetlands are great recreation facilities while other parks, reserves and playgrounds are dotted throughout this location - the City centre can be visited by car in around 40 minutes.\* school zones - please refer to the relevant government website Helpful info ... all approximate: Year Built / 1968 Title / Torrens Title Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Land Size / 593sqm (19.14m frontage irregular shape block) Council / Playford CT / 5410/846 Council / \$1,535.10 pa SA Water & Sewer / \$153.70 pq + water usage ES Levy / \$87.00 pa Alexander Zadow, 'Your A to Z of real estate' - 0413 700 631