

21 Blackham Crescent, Smithfield Plains, SA 5114

House For Sale

Thursday, 14 December 2023



21 Blackham Crescent, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 732 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$419,000 - \$459,000

*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://my.matterport.com/show/?m=iRbALfjpPFDT>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this generous 3-bedroom property where a sought-after setting, sublime style and superior space all come together in one neat package to create a home you'll be proud to call your own. The layout has been designed for those in need of room to move and play with a spacious living area, great outdoor entertaining zone with an in-ground pool where you can relish endless hours of fun with loved ones, dual driveways and convenient corner access with a large workshop and plenty of room to store your caravan, boat and more! All three air-conditioned bedrooms are set off the main hallway, the master enjoying direct access to the front verandah, providing the perfect spot to have your morning coffee. The central bathroom has a step-in shower, vanity and a separate toilet for added convenience. Set in the heart of the home is the combined kitchen, family and meals area where you can cook up a storm and enjoy casual meals with friends with a large window overlooking the outdoor entertaining space so you'll never miss out on the fun. Gas cooking and sleek cabinets make this a functional and inviting space that any avid chef will surely love. The long list of features extends to the outdoors. There is a semi-enclosed verandah with a wall mounted TV, pot belly fireplace and café blinds where you can kick back, relax and overlook the salt chlorinated, in-ground pool. There are so many features to enjoy including:- Corner block with full fencing, dual driveways and caravan/boat access- Reverse cycle air-conditioning in the living and all three bedrooms- Ceiling fans in all three of the bedrooms- Kitchen with gas cooking and ample storage space- Rear verandah with a wall mounted TV and café blinds for all-weather enjoyment- One carport is attached to a single garage with an automatic roller door and rear access- Second carport is attached to a 6.3x9.5m workshop/garage- Salt chlorinated in-ground pool Treat yourself to a life of convenience with this move-in ready home. This prime location will delight owner-occupiers while investors will never be short on eager tenants vying to call this neighbourhood home. Nested among beautiful homes and nice neighbours, you are only moments from everything you could ever need including transport links, Smith Creek, Curtis Wetlands, St Columba College, John Hartley School and Smithfield Plains Preschool. It's a 3-minute drive to the local Woolworths shopping centre and only 4-minutes from the bustling Munno Para Shopping City with a long list of amenities on hand. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1966 (approx) Land Size / 732sqm (approx - sourced from Land Services SA) Frontage / 22.3m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / TBA Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / TBA Estimated Rental / \$460-\$500pw Title / Torrens Title 5454/259 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 79.6sqm (approx) Total Building / 265.9sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Relocating For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/NYsGs8> Edge Realty RLA256385 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.