

25 Barker Crescent, Smithfield Plains, SA 5114

House For Sale

Saturday, 27 January 2024

25 Barker Crescent, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 732 m2

Type: House



Ricky Flynn

Contact Agent

Discover the perfect blend of comfort, convenience, and spacious outdoor living at this charming 3-bedroom family home nestled in the vibrant community of Smithfield Plains, SA. Positioned on a generous 732m² block, this property presents an ideal opportunity for families dreaming of a slice of suburban tranquility without sacrificing proximity to life's essentials. Step inside to find a sun-drenched living area that seamlessly connects to a cozy dining space, both designed to capture the essence of relaxed family living. The practical layout features three well-appointed bedrooms, ensuring private retreats for all family members. The central bathroom serves the home with functionality in mind. The heart of this home is undoubtedly the kitchen, where ample natural light invites you to create and savor family meals. Overlooking this space, an expansive lounge area provides a versatile spot for family gatherings or a peaceful evening unwind. Outdoor living is a breeze with a sizeable verandah, offering the perfect backdrop for weekend BBQs and alfresco dining. Kids and pets alike will revel in the sprawling backyard, with enough room to explore and play to their hearts' content. This property is not just a home; it's also potentially a great investment. With a current tenancy in place at \$350 per week until February 2024, it offers immediate returns for those looking to expand their portfolio. Experience the essence of Smithfield Plains living with this delightful family abode, where space, light, and locality create the perfect setting for your next chapter. Don't miss the chance to make this house your home. The property features:

- Generous 732m² corner block in Smithfield Plains
- Three well-sized bedrooms
- Central bathroom with functional design
- Contemporary kitchen overlooking the living space
- Expansive lounge room for family relaxation
- Versatile verandah for outdoor dining and entertainment
- Large backyard, perfect for children and pets
- Ideal for families seeking space and convenience
- Ample off-street parking with a sizable carport

Year Built | 1966
Land Size | 732 m² on a corner block
Zoning | GN General Neighbourhood
Local Council | City of Playford
Easements | TBC
Council Rates | \$1,604.10 for FY 23/24
Strata/Body Corp Rates | N/A
Water Rates - Supply | \$74.20 per quarter
Water Rates - Sewerage | \$79.50 per quarter
ESL | \$91.55 for FY 23/24

Investors take note: The property is currently tenanted at \$350 per week until February 2024.

_____ If you don't want to miss your opportunity to view this property and make your interests known, the quickest way to book a viewing and/or make an offer is to submit an enquiry from this site (get in touch button).

_____ Real People Real Estate have implemented extra precautions to our weekend inspections and private viewings to ensure the health and well-being of our clients, the community and our team as this is extremely important to us. We ask that if you display any cold or flu-like symptoms to please contact the sales consultant directly to discuss alternate ways to view this property, feel free to also contact the sales consultant if you have any further questions or concerns. As for now, stay safe and we will see you at the open inspections. **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 nor their Agent can accept responsibility for error or omissions. Interested parties should make their own inquiries and obtain their own legal advice. All inclusions and exclusions must be confirmed in the Contract of Sale.