

39 Graeber Road, Smithfield, SA 5114

Sold House

Tuesday, 15 August 2023

39 Graeber Road, Smithfield, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 270 m2

Type: House



Gerry Manning

\$381,000

If you're looking for space to call your place, or desire to jump in to the property market with a wise investment, then this low maintenance courtyard home offers an attractive solution for your real estate needs. With easy walking access to Munno Para Shopping Centre, Smithfield Sports and Social Club, The Smith Creek Reserve and Smithfield Railway Station, this exciting low maintenance home promises a comfortable contemporary urban lifestyle, perfect for the younger growing family. With 3 spacious bedrooms flowing across a contemporary open plan design, the home will provide great start-up opportunity for younger buyers or a wise investment option for shrewd entrepreneurs. Sleek tiled floors and fresh neutral tones flow through the living areas, providing a refreshing decor for your everyday lifestyle. A generous, light filled open plan family/dining room offers a bright space for everyday relaxation, while a split system air conditioner ensures your year-round comfort. Create your own master chef delicacies in a spacious modern kitchen that overlooks the family room. Composite stone bench tops, wide double sink, stainless steel appliances, crisp modern cabinetry, tiled splash backs and wide breakfast bar provide modern amenities. All 3 bedrooms are of generous proportion and all offer fresh quality carpets. Bedroom 1 features a walk-in robe and direct access to a clever 3 way bathroom with open vanity and separate toilet. Bedroom 2 has a wall-to-wall built-in robe. A delightful lawn covered rear yard with an established garden will offer ample room for the kids and pets to play. Relax on the tiled alfresco portico and enjoy the soothing rays of the north-western sun as you ponder your future outdoor living improvements (STCC). A wide single garage with auto panel lift door and direct interior access to the home will securely accommodate the family car, and there's extra parking available in a paved driveway. A very attractive starter or investment, well worth your inspection.

Briefly:

- * Affordable courtyard home in great location
- * Smithfield Railway Station just across the road and Munno Para Shopping City around the corner
- * Centrally located within easy reach of local reserves
- * Sleek tiled floors, fresh neutral tones and abundant natural light
- * Open plan family/dining with split system air conditioner
- * Modern stylish kitchen overlooks the family room
- * Kitchen features composite stone bench tops, wide double sink, stainless steel appliances, crisp modern cabinetry, tiled splash backs and wide breakfast bar
- * All 3 bedrooms of good proportion, all with fresh quality carpets
- * Main bedroom with walk-in robe and direct access to the bathroom
- * Bedroom 2 with built-in robes
- * Clever 3 way bathroom with separate toilet and open vanity
- * Walk-through laundry with exterior access
- * Single garage with auto panel lift door plus interior access to the home
- * Generous lawn covered rear yard with established border garden
- * Cosy alfresco portico overlooking backyard
- * Rainwater tank
- * 2.4 m ceilings

Sited on a quiet family friendly street within easy reach of all desirable amenities. Munno Para Shopping Centre is just a short walk away, perfect for your weekly grocery and specialty shopping. Zoned to local schools John Hartley School & Mark Oliphant College, with quality local private schooling available at Trinity College Blakeview, Blakes Crossing Christian College & St Columbia College. Public transport is a breeze with Smithfield Railway Station just down the road for easy commuting to the city and others, plus there are many and various parks, reserves and sporting clubs in the local area including Smith Creek Linear Reserve, Munno Para City Soccer Club, North Lakes Golf Course and The Munno Para Wetlands Reserve. Be quick to inspect this one, a great start-up, downscale or investment. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Currently tenanted at \$285.00 per week until 10th January 2024. The tenant has been at the property for 7 years and would love to stay on if you are looking for an investment property and superb tenant.

Specifications: CT Reference / 6033 / 793 Council / City of PLAYFORD Zone / General neighborhood Year Built / 2011 Land Size / 270 m² approx Council Rates / \$1720.45 per annum SA Water Rates / Supply \$74.20 & Sewer \$79.50 per quarter + usage Emergency Services Levy / \$101.40 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Vella Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289

Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Vella Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289