

**53 Graeber Road, Smithfield, SA, 5114**

**Sold House**

Monday, 26 June 2023



53 Graeber Road, Smithfield, SA, 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Great First Home or Investment

Situated on 240sqm (approx.), this property represents an excellent opportunity for a first home buyer, investor or someone looking to downsize.

Offering 3 good size bedrooms with the master and bedroom two featuring built in robes.

A great sized kitchen with stainless steel gas cooktop, dishwasher and all the amenities you could want in any home.

Outside is a low maintenance courtyard size garden space and access to the rear double carport with automatic roller door.

Features included:

- ☑ Split system air conditioning
- ☑ Double car carport with automatic roller door
- ☑ Front security screen door
- ☑ Tiled flooring throughout
- ☑ Currently tenanted at \$315 per week until 06/02/2024

Located within a 5 minute walk to the Smithfield Train Station, 10 minutes to Mark Oliphant College and within 40 minutes to the City.

Contact Nathan Gherghetta on 0498 881 119 to arrange an inspection.

Year Built: 2011

Council: City of Playford

Title: Torrens Title

Easement: Nil

Lot Size: 240 sqm

Council Rates: \$1,549.40 pa

ESL: \$89.30 pa

Water: \$478.42 pq

RLA 134