

# 6 The Circuit, Smithfield, SA 5114



## Sold House

Monday, 4 September 2023

6 The Circuit, Smithfield, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 240 m2

Type: House



Corey Voss  
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**\$400,000**

Presenting a sweet villa style residence, constructed in 2009, and conveniently located just a short stroll away from the Smithfield train station, Major Munno Para Shopping Centre, schools, and various essential amenities. This property offers an exceptional opportunity for both first time homebuyers looking to enter the market and astute investors seeking a promising investment. Featuring three well appointed bedrooms, the spacious master bedroom boasts two built-in robes and easy access to the two-way bathroom. Bedrooms two and three also come equipped with built-in robes for added convenience. The home ensures year-round comfort with a reverse cycle split system installed in the family/dining area. Furthermore, recent enhancements include fresh interior paint, new carpets in the bedrooms and family area. The kitchen, equipped with gas cooking facilities, offers ample storage, and overlooks the open-plan family and meals area, providing a seamless living experience. This delightful space grants direct access to the low-maintenance backyard, perfect for accommodating children's play activities. A single garage, incorporated into the main structure, provides convenient rear access. For potential investors, the current rental market estimates a promising rental return of approximately \$390 - \$420 per week. This property is anticipated to be highly sought-after. Prompt action is recommended to secure this residence, as it is expected to be off the market soon. Call Corey Voss today - 0412 262 180. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355