

**62 Crittenden Road, Smithfield Plains, SA 5114**

**Sold House**

Saturday, 17 February 2024



62 Crittenden Road, Smithfield Plains, SA 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$496,000**

\*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=tKwdyZYsoZd>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this easy-care sanctuary with a list of must have features that's sure to appeal to a wide range of buyers. With three bedrooms, an open plan living area and great outdoor entertaining area, this home offers plenty of space to satisfy all your lifestyle needs. The open plan lounge and dining area is adorned with large windows allowing beautiful natural light to seep through, air-conditioning, a ceiling fan, and timber look flooring, creating a serene and inviting atmosphere. From here, you can move freely into the kitchen or through the glass sliding doors to your expansive verandah spanning the full width of the home and fitted with a wall mounted TV, perfect for entertaining guests. You can bring your culinary visions to life in the kitchen thanks to the Technika electric appliances, plus there's also a tile backsplash, and ample bench and storage space within the laminate cabinetry. There are three bedrooms offering a peaceful retreat, two with built-in robes and all with ceiling fans. To service them is a central bathroom which boasts a shower, vanity, bath, separate toilet plus a laundry room with external access for added convenience. Heading outside you will find the spacious rear verandah ready to host your Sunday BBQ or simply sit back and enjoy your morning coffee as you take in the lush surrounds. From here you can watch over kids or pets playing in the expansive landscaped yard. The double garage has an automatic roller door with drive-through access. There is a shed for additional storage plus ample parking space on the spacious concrete driveway. Key features you'll love about this home:- Split-system air-conditioning units in the lounge and master bed- Ceiling fans in the living areas and all bedrooms- Security doors and automatic sensor lights- Built-in robes to two bedrooms- Semi-enclosed verandah with a wall mounted TV and fan- Double garage with an automatic roller door and rear access - Shed for extra storage- Wall mounted TV in the lounge, bedroom 2 and verandah included in the sale. The home's central location places you within easy reach of all that you could need, including Crittenden Reserve, a quick four minute drive or 15 minute walk will take you to the John Hartley School while the St Columba College is also within easy reach. Shops, restaurants and services are also only moments away including Woolworths Playford plus you are within walking distance of local bus stops. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1966 (approx) Land Size / 700sqm (approx - sourced from Land Services SA) Frontage / 19.41m (approx) Zoning / MPN/EAC - Master Planned Neighbourhood/Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,450 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$92 pa (approx) Estimated Rental / \$435 - \$475 pw Title / Torrens Title 5549/284 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 94.6 (approx) Total Building / 190.7 (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains Downsizing For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/kipfC> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. 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.