

71 Crittenden Road, Smithfield Plains, SA 5114



House For Sale

Friday, 17 May 2024

71 Crittenden Road, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

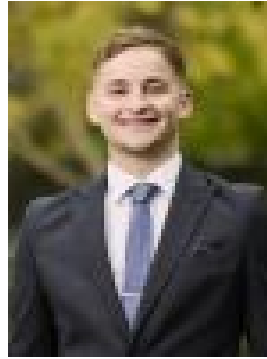
Parkings: 2

Area: 620 m2

Type: House



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Savvas Eftimiou
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Auction On-Site Monday 27th May 5:30PM

Step into a world of comfort and convenience with this charming three-bedroom, one-and-a-half-bathroom home. Beyond the inviting front patio and beautifully landscaped gardens, discover a spacious family home that's sure to impress. Stepping in, the large comfortable lounge room welcomes you with stunning bay windows and split air conditioning, ensuring year-round comfort. Polished timber floors create an atmosphere of warmth and elegance throughout the home. The kitchen, adorned with a sunny skylight, features a breakfast bar, electric oven, and ample storage space. Adjacent, the meals area offers a perfect spot for casual dining. Each bedroom is generously sized and provides built-in wardrobes, offering ample storage space. The bathroom features a separate bathtub and shower, along with a separate toilet, while an additional toilet can be found in the laundry for added convenience. Outside, the expansive backyard beckons for outdoor gatherings, complemented by an entertaining pergola. A large workshop with an office and security cameras, offers an ideal space for the hobbyist or a great work-from-home environment. Feel secure with a comprehensive security system, including an alarm, cameras, and outdoor lighting. Plus, benefit from the energy efficiency provided by solar panels. Parking is a breeze with accommodation for up to five cars, including the workshop, a single carport, and off-street driveway parking. Situated in a central location, this home offers easy access to amenities such as Crittenden Reserve and nearby schools like John Hartley School and St Columba College. Shopping, dining, and public transportation options are just moments away, ensuring a lifestyle of convenience and comfort. Don't miss the opportunity to make this delightful property your new home. Schedule your inspection today.

Property Features:

- Three-bedroom and one-and-a-half-bathroom home
- All bedrooms feature built-in wardrobes
- Spacious lounge room with bay windows and split system air conditioning
- Combined meals and kitchen area with vinyl flooring
- The kitchen provides a raised breakfast bar, electric stove, and a skylight
- Main bathroom offers a bathtub, glass shower, and a separate toilet
- Laundry room with backyard access and an additional toilet for convenience
- Central linen cupboard for easy storage
- Floorboards throughout the lounge room and bedrooms
- Solar system with eight-panels to reduce costs
- Security alarm system and security outdoor lighting for peace of mind
- Outdoor pergola and front patio space offers entertainment and outdoor enjoyment
- Small garden shed for storage and an outdoor barbeque in the rear yard
- Spacious powered workshop/garage with an office space and security cameras
- Single carport with roller door for secure parking and extra parking in the driveway

Schools:

- The nearby zoned primary schools are John Hartley School B-6 and Mark Oliphant College B-12.
- The nearby unzoned primary schools are Swallowcliffe School P-6 and Para Munno Para Primary School.
- The nearby zoned secondary school is Mark Oliphant College B-12.
- The nearby unzoned secondary school is Kaurna Plains School.

Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PLAYFORD Zone | MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Land | 620sqm(Approx.) House | 217sqm(Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa