

89 Crittenden Road, Smithfield Plains, SA 5114

House For Sale

Wednesday, 3 January 2024



89 Crittenden Road, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 720 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$349,000 - \$379,000

*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=qq3qh5Gdoy5>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 delightful easy-care corner block home next to Crittenden Reserve that's sure to appeal to a wide range of buyers. Whether you are a first home buyer or family looking for a place to call home or perhaps a savvy investor planning is to sit back and enjoy the returns, now is the time to buy and secure your future. Inside, there's a spacious lounge and dining room set at the front of the layout adorned with timeless pine floorboards, pendant lighting, beautiful natural light through the large windows and ducted evaporative air-conditioning that flows throughout the rest of the home. From here you step directly into the galley kitchen equipped with electric appliances, wooden cabinets and plenty of scope to turn this into your ideal culinary haven.Two of the three bedrooms are equipped with built-in robes including your large master bedroom spanning the full depth of the home. All three bedrooms enjoy easy access to the bathroom complete with a bath, shower, sink and a separate toilet set off the laundry. Outside is a true gem with a rear semi-enclosed verandah to host your Sunday BBQ or simply sit back and enjoy your morning coffee as you take in the lush surrounds. A large dog yard and kennel are ready for your four legged friends while the kids can play safely on the artificial turf. There is a workshop space with benches to work on your next project, a carport and two sheds for secure storage.Fantastic property features include:- Solar panel system with 8 panels- Ducted evaporative air-conditioning throughout- Roller shutters to all front windows- Dining room with storage bench- Two bedrooms with built-in robes- Expansive outdoor entertaining area- Carport with rear access into the workshop- Two sheds for additional storage- Dog yard and dog kennelEverything you will ever need is just moments from this humble family home. Ideally located on a sprawling lot next to 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 / 720sqm (approx) Frontage / 23.16m (approx)Zoning / MPN-Master Planned Neighbourhood\EAC-Emerging Activity CentreLocal Council / City of PlayfordCouncil Rates / \$2,200 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$88.55 pa (approx)Estimated Rental / \$390-\$420pwTitle / Torrens Title 5670/73Easement(s) / NilEncumbrance(s) / NilInternal Living / 96sqm (approx)Total Building / 196.9sqm (approx)Construction / Brick Veneer Gas / Available, Not Connected Sewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/qtGvCDE>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.