

**10 Graeber Road, Smithfield, SA, 5114**



**Sold House**

Sunday, 1 September 2024

10 Graeber Road, Smithfield, SA, 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## NEAT, SWEET AND COMPLETE

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this superb three-bedroom, dual carport home set in the high demand suburb of Smithfield. Nestled among other well presented homes, situated on a 375m2 block (approx.) and being only a 9 minute stroll away from Smithfield train station, this home, with meticulously maintained gardens and lawn has it all.

As you enter the home past the lockable gate in the porch, quality flows nicely with wooden look flooring throughout and a skylight down the hallway. The generously sized carpeted master bedroom with a walk in robe assists in the set up of your king size bed and bedside tables, providing you with access to the two-way bathroom. The bathroom offers the lucky purchaser with a bath, a shower, a separate vanity space and a separate toilet. The remaining bedrooms are also carpeted, generous in size and offer built in robes. The well designed tiled laundry is large enough to house all your washing needs along with ample under bench and above bench cabinetry, plenty of bench space, a linen cupboard and outside access. The home has a ducted evaporative air conditioner to keep you in utmost comfort during the hot summer months.

The open plan kitchen, dining and family area is simply perfect for endless entertaining. The kitchen offers ample bench space with plenty of under bench and above bench cabinetry, stainless steel gas and electric cooking appliances, a pantry and a dishwasher. Other additional surprises here include power points under the kitchen counter for added convenience, another skylight to increase energy efficiency and a mains gas heating. The family area is large enough so you can put your feet up and begin watching your favorite streaming services on your large screen TV.

Venturing outside through the sliding glass doors, you'll be met with a paved outdoor undercover entertainment space, perfect for entertaining large groups of family members and friends. Additional features here include outdoor speakers, cafe blinds and ample lighting. While being entertained, you can also admire the effort put into the raised garden beds with outdoor benches and watch the children and their pets play on the grassed areas.

With a dual carport including electric roller door access, electric roller shutters on most windows, security screens, a rain water tank, a garden shed, synthetic turf, additional storage solutions inside the home and a 20 panel solar system, there are many reasons why you must not miss out on the opportunity to attend, what will be the first and only open inspection this weekend.

### FEATURES YOU WILL LOVE:

- 375m2 block (approx.)
- 178m2 build (approx.)
- 2007 build
- Lockable gate in porch
- Wooden look flooring throughout
- Master bedroom with a WIR
- Remaining bedrooms with BIR's
- All bedrooms carpeted
- Two-way bathroom with a bath, a shower, a separate toilet and a separate vanity
- Laundry with ample cabinetry
- Ducted evaporative air conditioning
- Open plan living
- Kitchen with stainless steel gas and electric appliances and a pantry
- Dishwasher
- Skylights
- Mains gas heating
- Paved undercover area with speakers, lighting and cafe blinds
- Garden beds and outdoor benches

- Synthetic turf
- Dual carport with electric roller door access
- Electric roller shutters
- Security screens
- RWT
- Garden shed
- Established gardens and lawn
- Multiple storage solutions
- 20 panel solar system
- Playford Waters Park - 4 minute walk
- Smithfield train station - 9 minute walk
- Saint Columba College (R-YR12) - 5 minute drive
- Munno Para Shopping City - 2 minute drive
- The Adelaide CBD - 32 minute drive

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<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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