

23 Crittenden Road, Smithfield Plains, SA 5114

House For Sale

Wednesday, 19 June 2024



23 Crittenden Road, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 680 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$399,000 - \$438,000

*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=HmYzPnAugrK>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 a delightful haven for families, first-home buyers, and astute investors alike. This charming property offers the perfect canvas to create a lifetime of memories. Imagine cozy movie nights, laughter echoing through the spacious living area, and weekend barbecues under the stars in the lush backyard. This humble family home is bursting with character and is ready for you to make it your own. Upon entering, you'll be greeted by a spacious lounge room, bathed in natural light thanks to large windows. Unwind in this inviting space, perfect for relaxing after a long day or for entertaining guests. The room features reverse cycle air-conditioning for year-round comfort, with beautiful pine floorboards adding warmth and style. Flowing seamlessly from the lounge is the open plan kitchen and meals area. Prepare delicious meals in the functional kitchen, equipped with electric appliances and ample storage space in the original wooden cabinets. The continuation of the pine floorboards creates a cohesive flow throughout the living areas. Three good-sized bedrooms offer comfortable accommodation for families or potential renters. The master bedroom boasts air-conditioning, a built-in robe, and ample space for relaxation. Bedrooms two and three provide ceiling fans for comfort and built-in robes in bedroom three for additional storage. The bathroom features a step-in shower, a soaking tub, a sink, and a separate toilet, with stylish terrazzo flooring adding a touch of character. For added convenience, the laundry features a trough and external access. Step outside and discover a delightful haven for all ages. Entertain friends and family under the pergola overlooking the lush backyard, perfect for children's play or weekend barbecues. An attached carport with rear access leads to a separate garage, providing ample secure parking for your vehicles. Additional storage space is readily available in the external shed, and the inclusion of a chicken coop and a rainwater tank are exciting bonuses for eco-conscious buyers. Key features you'll love about this home: - 680sqm (approx) block with no easements and a 21m frontage - Air-conditioning units in the lounge and master bed - Pine floorboards in the living spaces and bedrooms - Attached carport with drive through access to a separate garage - External shed for additional storage - Chicken coop for your feathered friends The location of the property places those who live here within walking distance of Smithfield Plains Preschool, local dining options and parks. St Columba College and John Hartley School are within easy reach, as is the Smithfield train station, supermarkets, Munno Para Shopping Centre and amenities. Those who commute to the CBD can be there in 40-minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1966 (approx) Land Size / 680sqm (approx - sourced from Land Services SA) Frontage / 21m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,586.25 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$90.05 pa (approx) Estimated Rental / \$450-\$490pw Title / Torrens Title 5438/28 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 95.9sqm (approx) Total Building / 205.9sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/MFqEF> 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. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.