

26 Barker Crescent, Smithfield Plains, SA 5114



House For Sale

Monday, 8 July 2024

26 Barker Crescent, Smithfield Plains, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 744 m2

Type: House



Will Hurley

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Auction On-Site Saturday 27th July 9:00AM

Whether you're ready to refresh and rent out or settle in and update for yourself, this big block beauty promises a world of exciting possibilities. Set on a supremely spacious 744sqm (approx.) parcel, enjoy solid c.1960's footings delivering an L-shaped open-plan lounge and dining zone, along with a fully refurbished kitchen inviting plenty of company while you whip-up daily deliciousness before kicking back for a cosy retreat. With 3 bright and airy bedrooms, central bathroom with separate shower, bath and WC, as well as a huge, sunny backyard with garden beds primed for planting, low maintenance no-mow lawns, and an enclosed alfresco area adjoining the large garage, letting you host weekend barbeques with no shortage of space for the kids to play - this is a perfect base to impart some TLC and get set for bright new beginnings!

STANDOUT FEATURES

- Solid brick family home set on an enticing 744sqm (approx.) allotment, perfect to renovate and update, extend and add, or one day redesign from the ground up (subject to council conditions)
- Generous lounge and casual dining with split-system AC
- Updated kitchen flush with great bench top space, abundant cabinetry and cupboards, stainless oven and sleek electric cook top
- 3 ample-sized bedrooms, 2 with handy built-in robes
- Central bathroom featuring separate shower and bath, as well as separate WC for added convenience
- Practical laundry area
- Wonderfully spacious front and back yards, great for letting the kids play or family pet happily roam
- Low maintenance backyard with garden beds, patio area, and all-weather alfresco adjoining the large garage/workshop
- Leafy, tree-lined street, long driveway and secure carport with roller door

SCHOOL ZONING

- A welcome walk to John Hartley Primary for easy starts to your day
- Moments to Mark Oliphant College, as well as a raft of private school options all close at hand

Combining stellar suburban ease where local schools and reserves are right around the corner, while a stone's throw sees you to the bustling Munno Para Shopping Centre for all your daily essentials, coffee and café catch-ups, as well as Smithfield Train Station ready to zip you to the CBD in flash... claiming this convenient address with all the space to explore is an opportunity not to let slip through your fingers.

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.

Campbelltown RLA 322799 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 | GN - General Neighbourhood Land | 744sqm (Approx.) House | 215sqm (Approx.) Built | 1966 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa