

**31 Buchanan Road, Smithfield Plains, SA, 5114**



**Sold House**

Sunday, 1 September 2024

31 Buchanan Road, Smithfield Plains, SA, 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Callan Lister

0881808162

## **CALL US TODAY FOR SIMILAR RESULTS! WE HAVE LEFT OVER BUYERS WAITING TO BUY PROPERTY IN YOUR AREA!**

It is with great pleasure that Ray White Angle Vale and Callan Lister present a buying opportunity that cannot be missed. Situated on a generous land area of 738m<sup>2</sup> block (approx.), this home provides ample space for outdoor activities and potential future expansions.

The property also offers a range of attractive features, including a spacious backyard, perfect for hosting gatherings or enjoying outdoor activities. The interior design showcases a harmonious blend of hardwood flooring and stained wood accents, and the kitchen - well-equipped, complete with a sink faucet and ample cabinetry for storage.

The open floor plan allows for seamless flow between the kitchen, dining, and living areas, making it ideal for entertaining guests or spending quality time with family. creating a warm and inviting atmosphere. This property provides an excellent opportunity for buyers looking for an affordable and value-for-money investment.

Located in a desirable urban area, this property is conveniently situated on a large block, providing easy access to nearby amenities and services. The surrounding neighborhood offers a peaceful and friendly environment, with tree-lined streets and nature reserves nearby.

### **FEATURES YOU WILL LOVE:**

- Large 738m<sup>2</sup> block (approx.)
- 24.4m frontage
- Estimated rental 380-390pw
- Sub-dividable (SCC)
- Separate Living area
- Three generous size bedrooms
- Large shed
- Generous undercover outdoor area

With its convenient location, this property offers easy access to the city and major roads, ensuring a hassle-free commute. The tarmac road provides a smooth and comfortable driving experience, while the sheltered carport offers protection for your vehicle.

This property will not hang around long and is simply a 'Must see'. For more information or to book a viewing, please contact Callan Lister on 0412 388 183 at any time.

To put an Offer to Purchase online please follow the link:

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

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link <https://raywhiteanglevale.com.au/agents/callan-lister/123085>

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