

36 Admiralty Circuit, Smithfield, SA, 5114



House For Sale

Thursday, 24 October 2024

36 Admiralty Circuit, Smithfield, SA, 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

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Nestled in a convenient pocket of Smithfield, Bailey Truscott of Ray White Gawler East proudly presents, 36 Admiralty Circuit. offering the perfect blend of low-maintenance living and accessibility. Situated directly opposite a serene reserve complete with walking trails, this location provides a tranquil lifestyle with the added benefit of being just a short walk to the nearby train station, bus stops, and local shops.

Step inside and be greeted by the master bedroom, conveniently located to the right of the entry. This spacious retreat features carpet flooring, a walk-in robe, and the comfort of a split system air conditioner. Electric roller shutters provide privacy and light control, while direct access to the main bathroom enhances convenience. The two-way bathroom boasts a neutral colour palette, a shower recess, a relaxing bath, a single vanity, a separate toilet, and a linen cupboard for added storage.

Further down the hallway, you'll find two additional bedrooms, both with carpet flooring, built-in robes, and manual roller shutters, offering comfortable living spaces for family or guests. The well-appointed laundry has easy outdoor access, ensuring practicality in daily tasks.

At the heart of the home, the kitchen, meals, and living areas create an inviting, open-plan layout perfect for everyday living. The kitchen comes equipped with a dishwasher, electric cooktop, oven, and a walk-in pantry, while ample bench and cupboard space make meal preparation a breeze. A split system air conditioner ensures year-round comfort in this central living zone.

Outside, the property continues to impress with a good-sized verandah and entertaining area, ideal for hosting family and friends. The low-maintenance garden, complete with a garden shed, allows for easy upkeep. The property also features a 3kW solar system, contributing to energy efficiency while the single driveway leads to a secure carport with an automatic roller door, accompanied by a neatly kept, easy-care front yard.

Additionally:

Year Built - 2008 (approx.)

Wall Construction - Brick

Land Size - 300m² (approx.)

Floor Area - 124m² (approx.)

Frontage - 10m (approx.)

Zoning - GN - General Neighbourhood

Local Council - Playford

Estimated Rental Return - \$530.00 - \$550.00 per week (approx.)

Council Rates - TBA (approx.)

Water Rates (excluding Usage) - TBA (approx.)

Es Levy - TBA (approx.)

Easement(s) - No

Encumbrance(s) - YES

Sewerage - Mains

With its proximity to public transport, shopping options, schools, and recreational facilities, 36 Admiralty Circuit is a property that ticks all the boxes for convenient and comfortable living. call Bailey Truscott on 0452 267 602 to register your interest today!

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.

Ray White Gawler East

RLA 327 615