

# 6 Glendale Way, Smithfield Plains, SA, 5114

## House For Sale

Saturday, 14 September 2024

6 Glendale Way, Smithfield Plains, SA, 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ryan Ranger  
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Mark Lands  
0402209563

## Wonderful Three Bedroom Home Close to Great Amenities

This well-presented three bedroom home offers the perfect combination of comfort and low-maintenance living. The spacious open plan kitchen, dining, and living area creates a warm and inviting atmosphere, ideal for both relaxing and entertaining. The layout is designed for effortless living, with a seamless flow from the indoor space to the low-maintenance backyard, this home allows you to unwind after a busy day.

Conveniently located close to Curtis Road, this property places you within easy reach of a variety of dining options, and the serene Curtis Wetlands. Families will appreciate the proximity to quality schools including Mark Oliphant College, St Columba College, and Blakeview School. Additionally, Munno Para Shopping Centre and Blakes Crossing Shopping Centre are just a short drive away, offering a variety of shops and entertainment options to suit your lifestyle.

Key features include:

- > Upon entrance to the home, you will encounter a delightful open plan living area which seamlessly flows into the kitchen and dining room.
- > The kitchen comprises a gas cooktop, a double sink and an island bench.
- > Three well appointed bedrooms. Bedrooms one and three feature built-in robes.
- > The neutral bathroom offers a bathtub, a shower, a vanity and a separate toilet.
- > The low maintenance courtyard offers an ideal space for entertaining guests or simply relaxing in a private setting.
- > The good sized laundry features built-in cupboards and offers valuable external access.
- > The garage offers an automatic roller door and drive through access to an additional parking space.
- > Ducted cooling system throughout.
- > Solar power system.

Details:

Certificate of Title | 6078 / 713

Title | Torrens Title

Year Built | 2012

Land Size | 287 sqm approx

Frontage | 11.47 meters approx

Cooktop | Gas

Council | City of Playford

Council Rates | \$TBA pa

Water Rates | \$TBC pq

All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.