



## Elizabeth Grove, 21 Smitham Street

Something A Little Different

Originally built as one of the rare four-bedroom semi-detached homes in the area, this residence has been modified to offer a spacious, double-sized lounge and family room. With a simple addition of a wall and doorway, the home can be restored to its original four-bedroom layout, providing flexibility for future owners.

The open-plan meals area is centrally positioned and adjoins the kitchen with an island bench. Bedrooms 1 and 2 include built-in robes and ceiling fans, and a versatile study completes the interior layout.

Additional features include:

- Roller shutters at the front of the home for added security and privacy
- Ducted reverse-cycle air conditioning, supplemented by a split system unit
- 10kW solar system for energy efficiency

3 2 2

**For Sale**  
UNDER CONTRACT BY COREY VOSS

**View**  
[ljhooker.com.au/66CJFDC](http://ljhooker.com.au/66CJFDC)

**Contact**  
**Corey Voss**  
0412 262 180  
[corey.voss@ljhcs.com.au](mailto:corey.voss@ljhcs.com.au)



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Outdoors, enjoy expansive verandah areas at both the front and rear, as well as a carport with roller door. An additional highlight is the external lined day room, complete with its own bathroom, kitchenette, robe, and air conditioning - ideal as a retreat for teenagers or guests.

Set on a generous 766m<sup>2</sup> (approx.) block, this home is conveniently located just a 3-minute drive from the major Elizabeth City Shopping Centre and a short walk to Ridley Reserve.

Please note: The property requires some TLC, particularly in the bathroom, which was previously updated but needs work to be fully functional.

If you're in search of an affordable home near amenities, schools, and public transport, this property is a must-see.

For more details or to arrange a viewing, contact Corey Voss at 0412 262 180.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

Property ID	66CJFDC
Property Type	House
House Size	125 m <sup>2</sup>
Land Area	766 m <sup>2</sup>

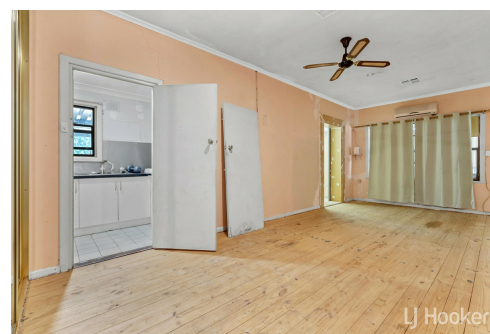
**Corey Voss 0412 262 180**

Licensee & Senior Sales Representative | [corey.voss@ljhces.com.au](mailto:corey.voss@ljhces.com.au)

**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114

[craigmoreselizabeth.ljhooker.com.au](http://craigmoreselizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



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## 21 Smitham Street, Elizabeth Grove

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior 121m<sup>2</sup>  
Flat 35m<sup>2</sup>  
Out' Bath 07m<sup>2</sup>  
Exterior 181m<sup>2</sup>

**344m<sup>2</sup>**  
TOTAL



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