



## Elizabeth Grove, 31 Smitham Street

When Opportunity Knocks - Spacious 3 Bedroom  
Maisonette



**For Sale**  
\$440,000 - \$480,000

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

**Contact**  
**Gareth Dickins**  
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[gareth.dickins@ljhces.com.au](mailto:gareth.dickins@ljhces.com.au)

Proudly presented by Gareth Dickins of LJ Hooker, this freshly painted 3-bedroom maisonette offers a perfect blend of comfort, convenience, and modern living. Situated on an expansive 559sqm (approx.) allotment, this property is ideal for both investors and owner-occupiers.

### Key Features:

**Modern Living Spaces:** The open-plan formal lounge is complemented by an updated kitchen that features a bay-style window offering delightful views of the backyard. The kitchen is equipped with ample cupboard and bench space, a double sink, and a walk-in pantry, all seamlessly overlooking the dining area.

**Comfortable Bedrooms:** All three bedrooms include built-in robes and ceiling fans, ensuring practicality and comfort.

**Stylish and Secure:** Aluminum windows and roller shutters add both aesthetic appeal and



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enhanced security to the home.

**Updated Amenities:** The laundry, bathroom, and toilet have been tastefully modernized to meet contemporary standards.

**Year-Round Comfort:** Ceiling fans and two split-system air conditioners provide excellent climate control throughout the year.

**Outdoor Appeal:**

The backyard is perfect for entertaining, featuring a large verandah adjoining a triple car-length carport. The established gardens overlook a single garage, ideal for a home handyperson or additional storage.

**Prime Location:**

Located just a short walk from Ridley Road Reserve-home to Adelaide United Football Club's training ground-the property offers easy access to walking trails, parks, and playgrounds. Shopping options abound, with Elizabeth Shopping Centre, Munno Para Shopping City, and Blake's Crossing Shopping Centre nearby, catering to all lifestyle needs.

**Family-Friendly Community:**

The area is well-served by a range of public and private schools, making it ideal for families. Public transport is readily accessible, with nearby bus stops and Elizabeth Station providing a convenient 40-minute commute to Adelaide's CBD.

This standout property is a cut above the rest. Don't miss the chance to secure your future-inspect today to fully appreciate all it has to offer!

**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

<b>Property ID</b>	66JPFDC
<b>Property Type</b>	House
<b>Land Area</b>	559 m2

**Gareth Dickins 0417883329**

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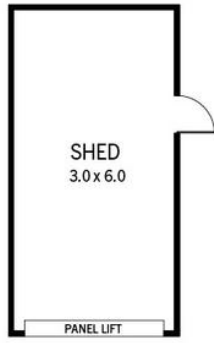
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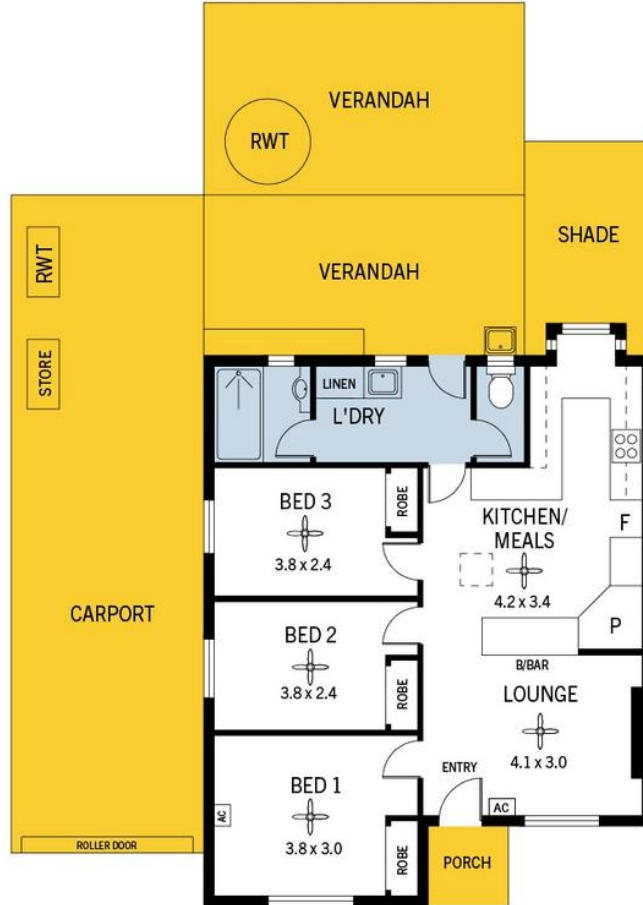


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NOT IN ACTUAL LOCATION



### 31 Smitham Street, Elizabeth Grove

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

Interior	74m <sup>2</sup>	<b>184m<sup>2</sup></b>
Exterior	92m <sup>2</sup>	
Shed	18m <sup>2</sup>	
		<b>TOTAL</b>



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