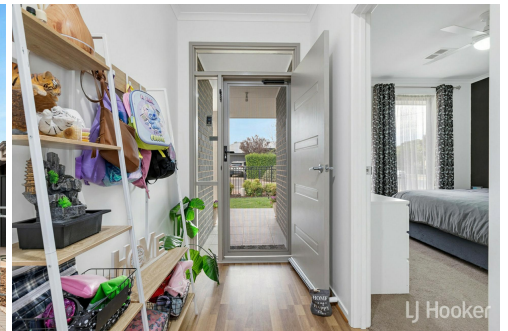




# SOLD



## Smithfield Plains, 1 Barbon Lane

### Perfect Home for a Growing Family

Nestled in a peaceful court, this beautiful 4-bedroom home, built around 2018, sits on a generous 450 sqm (approx.) block. With its charming street appeal, this home offers an abundance of features designed for comfortable family living.

Step inside and you'll find:

- High ceilings throughout, adding to the sense of space and elegance
- A spacious master bedroom complete with a ceiling fan, walk-in robe, and private ensuite
- Bedroom 2 comes complete a built-in robe and ceiling fan
- Well-sized Bedrooms 3 and 4, perfect for children or guests
- A thoughtfully designed 3-way bathroom with quality tiling and ample storage
- A well-equipped laundry with a built-in cupboard, offering plenty of space for a busy household

4  2  4 

#### For Sale

\$590,000 - \$630,000

#### View

[ljhooker.com.au/66XCFDC](http://ljhooker.com.au/66XCFDC)

#### Contact

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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Salisbury  
(08) 8255 9555**

- Convenient walk-in storage room, ideal for keeping your home organized
- Formal lounge room with a ceiling fan, providing a cozy space to unwind
- An expansive open-plan living area featuring a modern kitchen with sleek appliances, abundant cupboard space, a large island bench, and an oversized walk-in pantry
- Spacious dining area and inviting living room that seamlessly flow from the kitchen

The home is finished with high-quality fixtures and fittings, including stylish floating floorboards, and offers year-round comfort with ducted reverse cycle air conditioning.

Outdoor living is well catered for with a generous alfresco area overlooking the beautifully established gardens-perfect for entertaining or relaxing with family. For secure and convenient parking, the double garage features a tilt door, internal access to the home, and a rear roller door providing drive-through access to the backyard.

This property also offers excellent investment potential, with an estimated weekly rent return of \$550 to \$580.

Location is everything, and this prime property is within walking distance of local supermarkets, shops, amenities, dining options, parks, and transport links. Highly regarded local schools, including St Columba, are close by, while Munno Para Shopping Centre and Woolworths Playford are just minutes away. For a day by the sea, St Kilda beach is a quick 20-minute drive, and commuting to the CBD takes approximately 45 minutes via nearby main roads and highways.

Don't miss this opportunity to secure a stunning family home!

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>	66XCFDC
<b>Property Type</b>	House
<b>Land Area</b>	445 m2

**Gareth Dickins 0417883329**

Sales Representative | gareth.dickins@ljhces.com.au

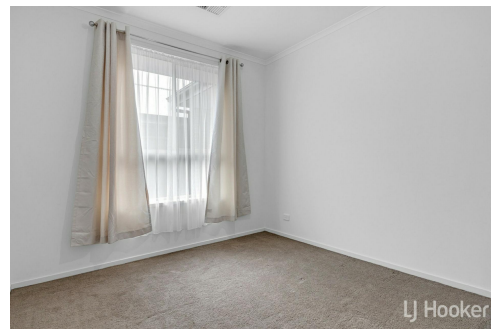
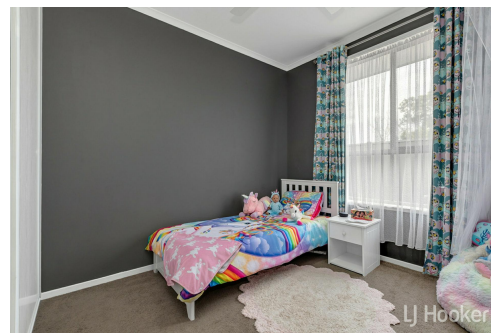
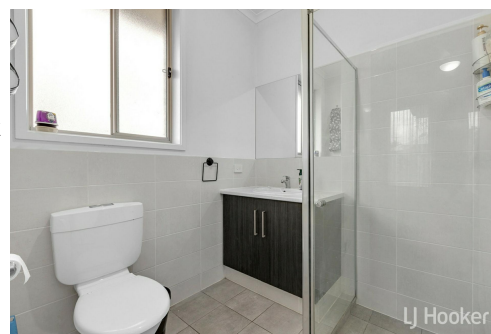
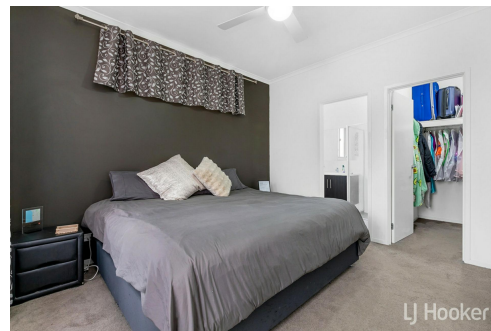
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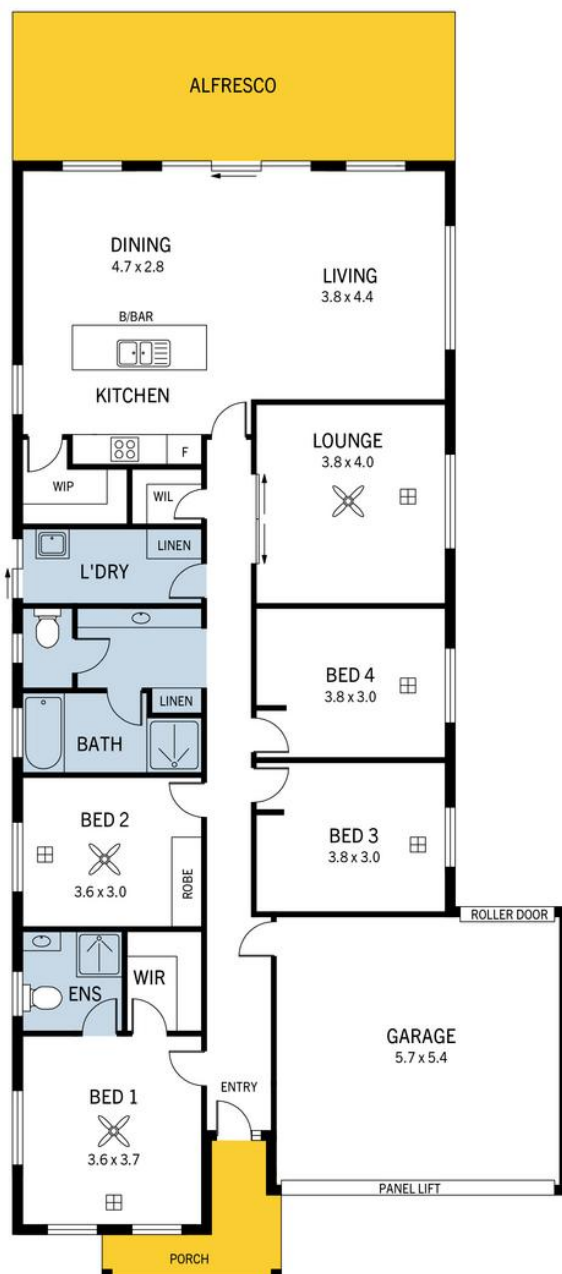
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## 1 Barbon La, Smithfield Plains

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	169m <sup>2</sup>	<b>234m<sup>2</sup></b> TOTAL
Alfresco	27m <sup>2</sup>	
Garage	31m <sup>2</sup>	
Porch	7m <sup>2</sup>	



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