



13 Grace Boulevard, Smithfield Plains




A Place to Call Home

Andrew Rose of LJ Hooker proudly presents 13 Grace Boulevard, Smithfield Plains - a home that brings together comfort, convenience and an impressive entertaining lifestyle, offering an exciting opportunity for first home buyers, families and investors ready to secure a standout property.

Set in a well-connected and family-friendly pocket, this home places you just moments from schools, shopping, parks and community facilities, making everyday living effortless while still enjoying a relaxed suburban feel.

Inside, the home offers three well-sized bedrooms, with the master featuring a built-in robe and direct access to the two-way bathroom for added convenience. Bedrooms two and three also include built-in robes, ensuring practical storage throughout. The kitchen is fitted with stainless steel appliances, including a dishwasher, and overlooks the open plan living and dining area - creating a welcoming hub for both daily living and entertaining.

Step outside and you'll instantly see what makes this property special. The expansive gabled verandah sets the scene for year-round entertaining, whether it's hosting family gatherings or enjoying a quiet evening outdoors. There's still plenty of grassed space for kids and

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FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

pets to enjoy, along with a handy tool shed for extra storage.

Car accommodation is equally impressive, with a secure carport under the main roof with roller door, plus a second carport featuring its own roller door and drive-through access to the rear - perfect for additional vehicles, trailers or weekend toys.

Key Features:

- Roller Shutters
- 2 Way Bathroom
- Heating and Cooling
- Outdoor Entertaining Area
- Secure Parking with Roller Doors
- Close to Schools, Shops and Community Centre's
- 375 Sqm (approx.)

Specifications:

- CT / 5919 / 591
- Council / Playford
- Built / 2005
- Land / 375m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$530-\$560 per week

Perfectly positioned, you're within close proximity to John Hartley School and the popular John McVeity Centre, while Woolworths Playford and the vibrant Curtis Road precinct are just a short drive away, offering cafes, dining, medical facilities and more.

A well-rounded home with space to entertain and room to enjoy - this is one you won't want to miss.

Contact Andrew Rose today for further information.

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 DETAILS

Property ID	68NUFDC
Property Type	House
House Size	115 m2
Land Area	375 m2

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

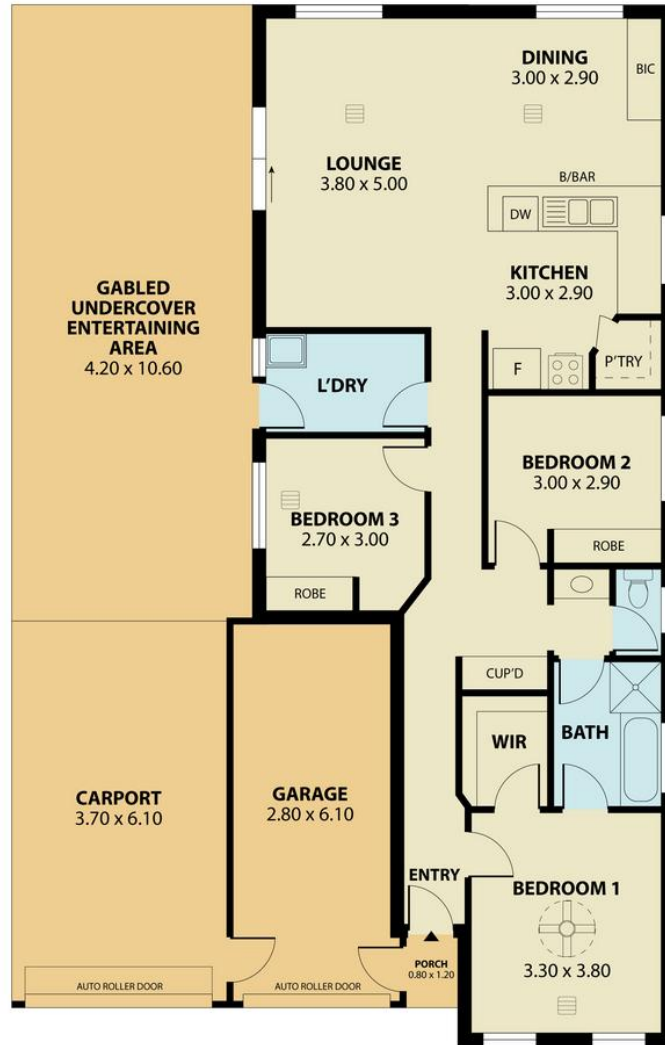
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INTERNAL - 109.0 SQM
 EXTERNAL - 87.0 SQM
 TOTAL - 196.0 SQM

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