



Smithfield Plains, 16 Saint Road

A Well-Loved Family Home Awaits You!

Prepare to be captivated by the sheer charm and elegance of this magnificent family home! This 1966-built residence boasts fantastic street appeal and has been infused with love and modern sophistication by its current owners.

From the moment you set foot in, you'll be enveloped by the warm and inviting ambiance that radiates from every corner of this home. The large 607 square meter block (approx.) provides the perfect canvas for a life of comfort and convenience.

This three-bedroom, one-bathroom sanctuary is a testament to the care and investment of its owners. Immaculate, updated modern floorboards lead the way through the residence, offering a seamless flow and a sense of spaciousness. The heart of the home is the updated, modern kitchen and bathroom,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

UNDER CONTRACT BY ANDREW ROSE

View

ljhooker.com.au/64MEFDC

Contact

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**LJ Hooker Craigmore | Elizabeth |
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showcasing contemporary design and functionality.

A separate formal dining room offers the perfect setting for hosting guests and celebrating life's special moments. The large kitchen/meals area is a hub of family activity, making meal preparation a breeze and ensuring quality time is well spent.

Moreover, this home features a spacious rumpus room that can easily be utilized as a fourth bedroom, catering to the needs of a growing family.

Step outside, and you'll discover a low-maintenance garden that exudes tranquility. This outdoor haven comes complete with two garden sheds, providing ample storage for all your needs. Plus, there's enough room to accommodate a caravan, trailer, or extra parking spaces, making it an ideal fit for a growing family.

The true magic of this property lies in the fact that it has been cherished, improved, and cared for by its owners, resulting in a fantastic, turnkey home that seamlessly blends modern living with the character of its 1966 origins.

Features we love.

- Huge Rumpus Room/4th Bedroom with split system
- Solar Panels
- Heating and cooling for year round comfort
- Updated Throughout
- Amazing Street Appeal
- Ceiling fans in the Lounge, kitchen and all bedrooms
- Second driveway for Additional off Street parking

Conveniently located in close proximity to the renowned John Hartley school and the popular John Mcveity Centre, this property is surrounded by an abundance of sporting and community events. You'll never run out of exciting activities for the whole family to enjoy.

For your shopping needs, Munno Para Shopping City is just a short drive away. You'll have access to a wide range of retail stores, supermarkets, and dining options, making everyday errands a breeze.

Please Note- In Today's rental market this home could achieve \$450-\$470 per week (approx).

Don't miss the opportunity to call this well-loved family home yours. Contact Andrew Rose today to schedule a viewing and discover the warmth and elegance that awaits within these walls. This is your chance to own a piece of history that has been thoughtfully transformed into a modern family haven.

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.



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More About this Property

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|---------------|---------|
| Property ID | 64MEFDC |
| Property Type | House |
| House Size | 150 m² |
| Land Area | 607 m² |

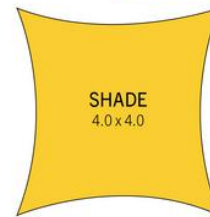
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**



Interior 150m²
Exterior 56m²

206m²
TOTAL



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