

## Smithfield Plains, 16 Small Crescent

### Move In Ready!



Step inside and be surprised by the spacious lounge room, complemented by a modern feel throughout the home. The lounge offers a split system providing year-round comfort and convenience. The updated kitchen is well-appointed with gas cooking, a Pura tap, and ample storage - perfect for everyday living.

This well-presented three-bedroom duplex in the heart of Smithfield Plains is the perfect opportunity to dip your toes into the property market - whether you're a savvy investor or a first-time buyer, this one ticks all the boxes.

Features you will love!

- \* Master bedroom with built in robes and wall unit for heating and cooling
- \* Bedroom three also features built-in robes
- \* Updated kitchen and bathroom
- \* Plenty of fruit trees in the backyard



**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**  
Offers Closed

**View**  
By Appointment

**Contact**  
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donnas@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Rainwater tank for sustainable garden use
- \* Garden shed for additional storage
- \* Solar panels
- \* Roller shutters for added security and peace of mind

Conveniently located within walking distance to local schools, parks, and shops, this property offers easy access to everyday essentials. With the expressway just a short drive away, commuting to the city is a breeze - making it an ideal location that keeps you connected to everything you need.

Don't miss out - this property is move-in ready and packed with extras!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

<b>Property ID</b>	2C02GJU
<b>Property Type</b>	House
<b>House Size</b>	84 m2
<b>Land Area</b>	492 m2
<b>Including</b>	Air Conditioning Built-in-Robes Secure Parking Solar Panels Water Tank

**Donna Staines 0456 844 103**

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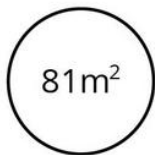


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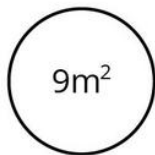
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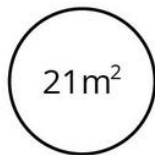
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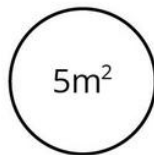
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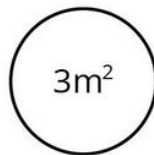
Shed



Carport



Porch



Store

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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