



184 Coventry Road, Smithfield Plains

Modern Family Living in a Thriving Location

Andrew Rose of LJ Hooker is proud to present this beautifully presented family home in the ever-growing and increasingly popular suburb of Smithfield Plains.

Built in 2002, this well-maintained residence offers three inviting bedrooms, with the master suite featuring a walk-in robe and convenient access to the two-way bathroom. Bedrooms two and three are complete with built-in robes, providing practical storage for the whole family.

Step inside to discover a thoughtfully designed layout that perfectly balances comfort and functionality. Hard-wearing tiles flow through the high-traffic areas, offering both durability and a sleek, modern feel, while plush carpets in the bedrooms and formal lounge add warmth and comfort. A separate formal lounge, along with a spacious family room, provides flexible living options - ideal for growing families or those who enjoy multiple living zones.

At the heart of the home, the kitchen is equipped with ample storage and a walk-in pantry, making it both practical and ideal for everyday living. The neutral décor throughout creates a fresh, modern

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FOR SALE
\$650,000 - \$699,000

VIEW
Sat 13th Jun @ 2:30PM - 2:45PM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

aesthetic, ready for you to make your own.

Outside, the home continues to impress with a generous under-main-roof carport, complete with a roller door for added security, along with a shed to cater to your storage needs. The low-maintenance landscaped gardens and rear verandah provide the perfect setting for entertaining family and friends year-round.

Set on an easy-care allotment of approximately 520sqm, there is plenty of space for children and pets to enjoy while still maintaining a low-maintenance lifestyle.

Key features we love:

- Separate Formal Lounge Room
- Freshly Painted
- New Heating and Cooling
- New Hot Water System
- Gated Front for Security
- Roller Shutters to the Front Windows
- Rear Verandah
- Single Carport
- Close to Gyms, Parks, Wetlands, Shops and Schools
- 520 sqm (approx.)

Specifications:

- CT / 5369 / 788
- Council / Playford
- Built / 2002
- Land / 520sqm (approx.)
- Easements / Nil
- Estimated rental assessment / \$520-\$540 per week

Positioned in a thriving location, you'll enjoy easy access to a range of local amenities, including shopping centres, schools, parks, and public transport. With the continued growth of the surrounding area and nearby developments, this is an exciting opportunity to secure a home in a community on the rise.

A fantastic offering for first home buyers, families, or savvy investors alike - this is a property not to be missed.

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	68PJFDC
Property Type	House
House Size	117 m2
Land Area	520 m2
Including	Air Conditioning

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INTERNAL - 117.3 SQM
EXTERNAL - 59.2 SQM
TOTAL - 176.5 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.