

Smithfield Plains, 21 Berryman Road

Investor's Delight

Set on a beautiful block with an ample 18 metres of frontage, this home is primed for those with plans for immediate return and future development (STCC). Built in 1966, the home still has plenty of life left yet, with a simple and flexible construction

Stepping through the front door, you'll soon discover the lounge area, complimented by a reverse cycle split system that flows through the home. Just off to the left is the kitchen and dining area, for those that still enjoy a meal at the kitchen table. The kitchen itself also features a freestanding stove, with gas cooktop for the aspiring chef.

Through the lounge and onto the main hallway sprout the three bedrooms, all generous in proportion, particularly the master. The bath and separate toilet sit closely to the 3 bedrooms, with the laundry also nearby, providing space, flexibility and rear access.

Featured on the right of the home is an undercover carport, coming off of the main



For Sale
UNDER CONTRACT BY BRADLEY CLARKE

View
ljhooker.com.au/66PMFDC

Contact
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structure. The backyard is a somewhat of a blank canvas, with little vegetation, and much room to grow. This adds to the flexibility of the block itself, with little to clear if subdivision is in mind (STCC)

It is with great pleasure that LJ Hooker Craigmores | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Stebonheath Park
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Please note this home is currently tenanted at \$380 per week until April 2025

Specifications:

CT / 5586 / 805

Council / Playford

Zoning / GN

Built / 1966

Land / 593m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$450 - \$480 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Smithfield Plains Preschool, St Columba College

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



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More About this Property

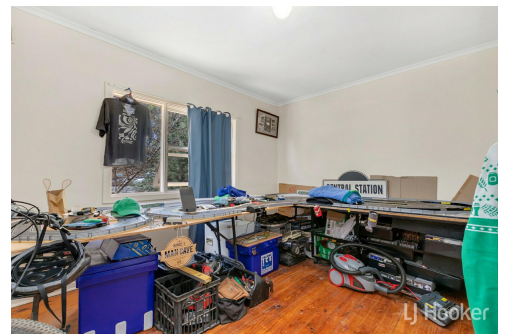
Property ID	66PMFDC
Property Type	House
Land Area	581 m2

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

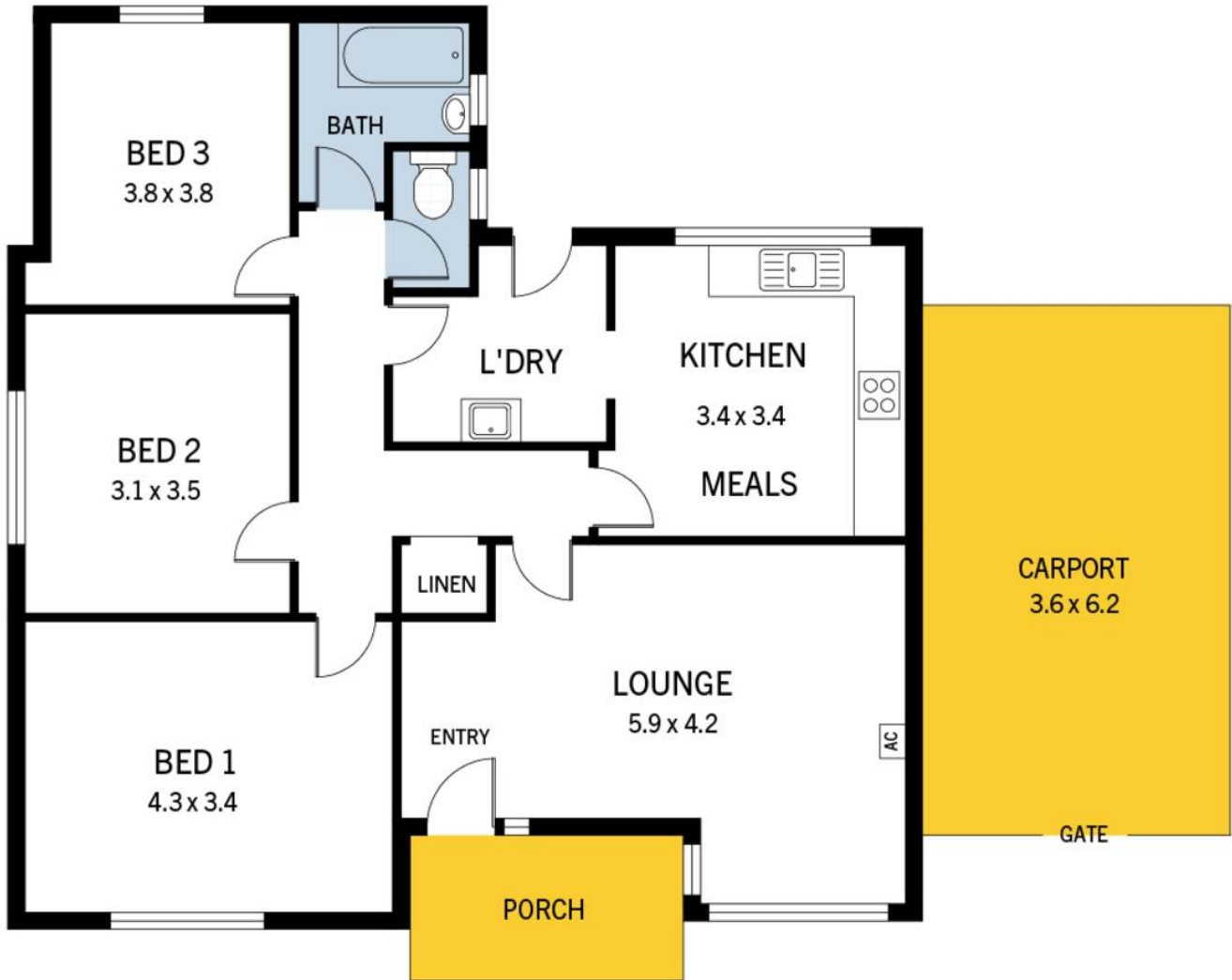
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	94m ²	121m²
Exterior	22m ²	
Shed	05m ²	
		TOTAL



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