

Smithfield Plains, 30 Gibson Street

Smart Suburban Buy



Striking from the street, you're introduced to what is a low maintenance, near new investment property or place to call home. Plush carpet to all bedrooms, stylish fixtures and fittings, this one has been built with thought and passion. Each bedroom features built in robes, with the master packing an ensuite bathroom.

The laundry boasts clever cabinetry, to ensure you never run out of room to store, and the kitchen the same with contrasting overheads. Pendant light fittings adorn the kitchen bench, to complete a kitchen that possesses state of the art stainless steel appliances.

Both the back and front yard have artificial lawn, surrounded by good neighbour fencing. Climate control is a breeze, the home fitted with a reverse cycle ducted system. Overall, on offer is an easy to manage allotment, with modern features, set for the future.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke present



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
\$595,000 - \$625,000

View
ljhooker.com.au/6738FDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@ljhces.com.au
Steve Jacobs
0411 045 329
steve.jacobs@ljhces.com.au

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

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 Steve on 0411 045 329 or 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 \$510 per week until July 2025

Specifications:

CT / 6254 / 763

Council / Playford

Zoning / GN

Built / 2023

Land / 290m2 (approx)

Council Rates / \$1,656.50

Emergency Services Levy / \$161.15

SA Water / \$165.55pq approx

Estimated rental assessment: \$520 - \$540 p/w

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

More About this Property

Property ID	6738FDC
Property Type	House
Land Area	290 m2

Bradley Clarke 0422 070 240

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

Steve Jacobs 0411 045 329

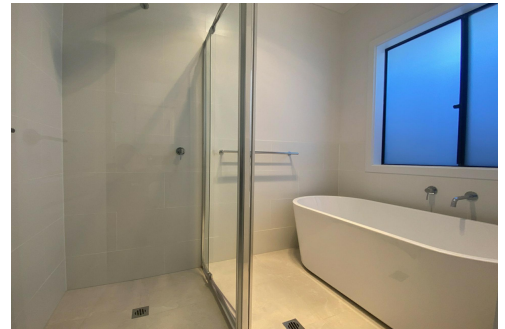
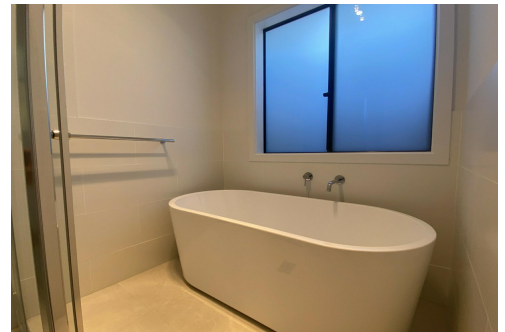
Sales Representative | steve.jacobs@ljhces.com.au

LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

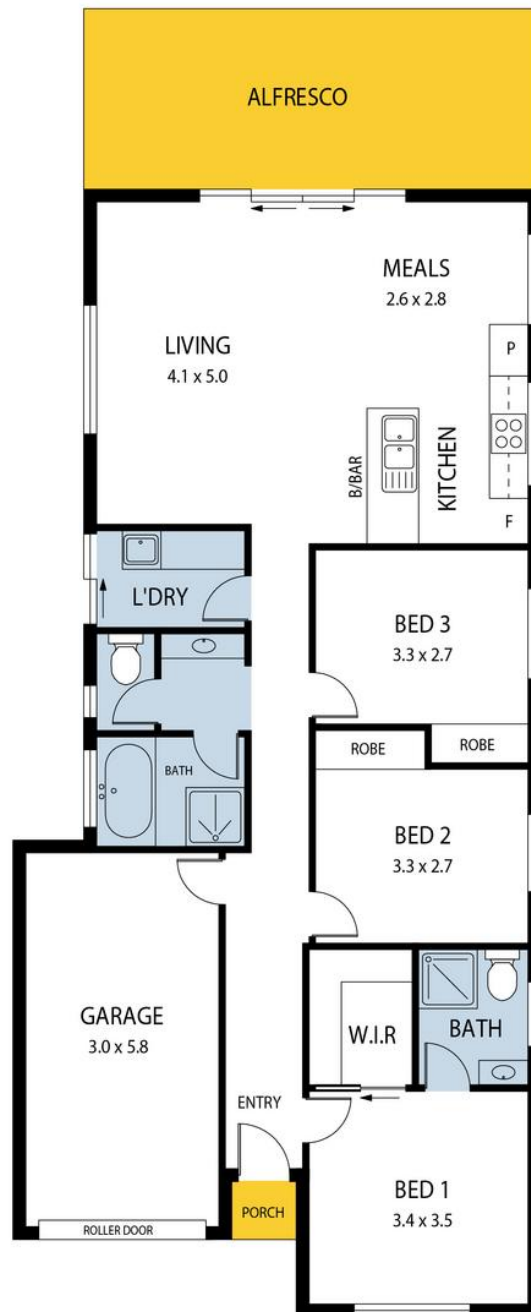
Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au



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.



LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555



30 Gibson Street, Smithfield Plains

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by Property Portraits

Interior	111m ²	152m² TOTAL
Exterior	20m ²	
Garage	21m ²	



**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

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.