



Smithfield Plains, 37 Crittenden Road

Destination Renovation

UNDER CONTRACT

Pick up your paint brush, strap on your tool belt! This one needs a little TLC to turn it into your first home, investment property, or anything in between. The block itself is one of the highlights here, with 17 metres of frontage and a whopping 663 square metres (approx).

The floor plan of the home oozes functionality and space, with a roomy master and large rumpus room out the back. The property also features solar panels, undercover parking via roller doors on both sides of the property, it's just begging to be brought back to life

It is with great pleasure that LJ Hooker Craigmore | 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



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
Please Call

View
ljhooker.com.au/67HGFDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@ljhcs.com.au

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

Location highlights:

- Convenient access to the Northern Connector, taking only 35 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

Specifications:

CT / 5258 / 832

Council / Playford

Zoning / GN

Built / 1966

Land / 663m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq 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

More About this Property

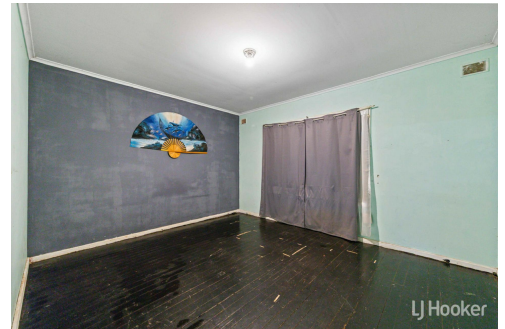
Property ID	67HGFDC
Property Type	House
Land Area	670 m2

Bradley Clarke 0422 070 240

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

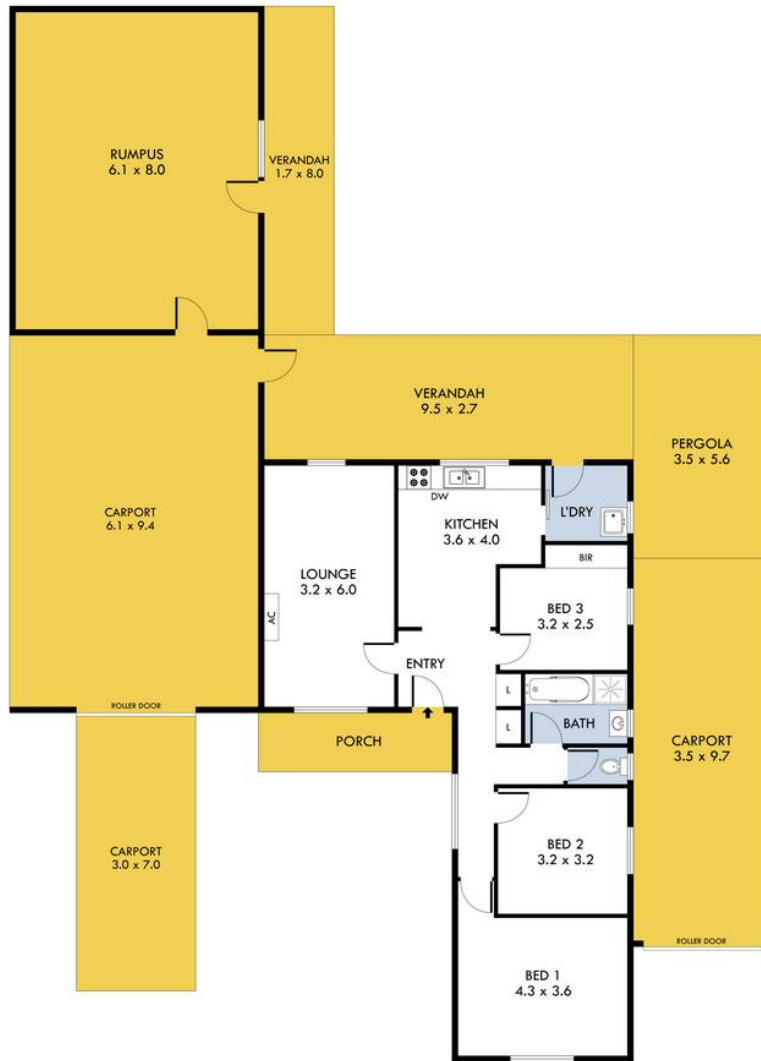
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INTERNAL - 92.8 SQM
 EXTERNAL - 227.4 SQM
 TOTAL - 320.2 SQM

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