



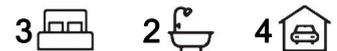
## Smithfield Plains, 39 Barrat Street

A magnificent opportunity!

This sensational family home sits on the very fringe of Smithfield Plains, just a short stroll to the local Curtis Road shopping centre, cafes & local schools. With a flexible floorplan easily adapted to allow 4 bedrooms coupled with a large 664m<sup>2</sup> approx. allotment, this property is sure to be in high demand!

Features include:

- \* 3 double sized bedrooms.
- \* Ensuite & walk-in robe to the master bedroom.
- \* Centrally located 3-way main bathroom with separate toilet.
- \* Separate living/lounge room at the front of the home.
- \* Practically designed open plan kitchen/dining/family room.
- \* Ducted reverse cycle heating & cooling throughout.
- \* Impressive pitched roof undercover outdoor entertaining area.



**For Sale**  
\$540,000 - \$560,000

**View**  
[ljhooker.com.au/1UQBG54](http://ljhooker.com.au/1UQBG54)

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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**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.

- \* Double carport under the main roof with drive through access to back yard.
- \* 9m X 6m (approx.) shed with concrete floor & power.
- \* Landscaped & established gardens surrounding the home.
- \* Currently tenanted until November 2024 at \$495 per week.
- \* Current rental appraisal available upon request.

This property is available for private viewings only. For any further information or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

## More About this Property

<b>Property ID</b>	1UQBG54
<b>Property Type</b>	House
<b>House Size</b>	184 m <sup>2</sup>
<b>Land Area</b>	664 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Fully Fenced

**Jared Lund 0433 762 225**  
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 | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

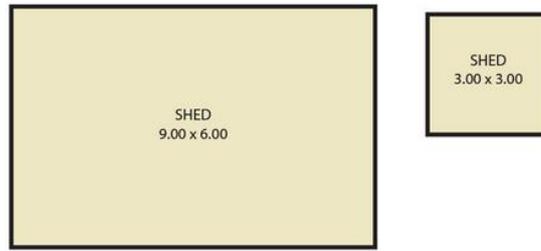
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39 Barrat Street,  
**SMITHFIELD PLAINS**



Living:	134.10SQ.M
Porch/Shed:	67.10SQ.M
Carport:	28.60SQ.M
Verandah:	40.80SQ.M
<b>TOTAL:</b>	<b>270.60SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.