



40 Sterling Court, Smithfield Plains

Easy-Care Living in a Quiet Court Setting

Perfectly positioned in a peaceful court, this well-presented home offers an appealing combination of comfort, functionality and low-maintenance living.

Whether you're a first home buyer looking for an easy-care property, a downsizer wanting the perfect in-between home, or an investor seeking a well located opportunity, this home is well worth a closer look.

Features include:

- Three bedrooms, two having built in robes
- Kitchen with gas stove and solid wood cupboards overlooking the family meals area and into the separate living space
- Ducted air conditioning and gas space heater for all year comfort
- Pitched undercover entertainment area with easy access from the automatic roller door
- Renovated bathroom with floor to ceiling tiles
- Large workshop with sliding door as well as tilt door access
- Low maintenance yard ideal for kids and pets to enjoy

Enjoy easy access to a wide range of shopping, transport, schools, parks and everyday amenities. Munno Para Shopping City and

3 1 1

FOR SALE

\$589,000 - \$629,000

VIEW

Tue 13th Oct @ 4:30PM - 5:00PM

AGENTS

Ashley Palazzo

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AGENCY

LJ Hooker Property Specialists

(08) 8289 6660

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**

Elizabeth City Centre are both just minutes away, while nearby public transport and the train station make commuting to Adelaide CBD convenient.

With its practical layout, generous workshop, entertaining options and easy-care outdoor space, this is a home that offers flexibility today and plenty of appeal for the future.

A great opportunity to secure a comfortable, low-maintenance home in a convenient location!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2E0GGJU
Property Type	House
House Size	96 m2
Land Area	391 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Workshop Built-in-Robes Secure Parking Remote Garage

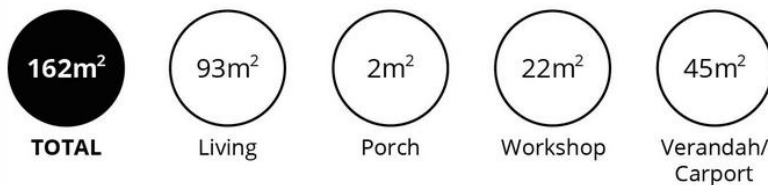
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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