

Smithfield Plains, 42 Sterling Court

Vendor Must Sell!

Presented by Andrew Rose of LJ Hooker, this exceptional home offers a perfect blend of privacy, comfort, and style. Located on a quiet street, it features a fully enclosed rear yard with a lush, shaded garden, ideal for both relaxing and entertaining. The home has been fully updated throughout with modern finishes, ensuring a fresh and contemporary feel.

Inside, you'll find an updated interior complete with ducted evaporative air conditioning and two gas heaters in the living areas, providing year-round comfort. The low-maintenance gardens at both the front and back mean you can enjoy your home without the hassle of constant upkeep.

The versatile external room under the back verandah, currently set up as an art studio with running water, offers endless possibilities. This space can easily be adapted to serve as a creative studio, home office, or additional space to suit your needs.



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/664CFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@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 Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Features we Love

- Beautiful Updated Kitchen
- Option to convert lounge to third bedroom
- Private enclosed rear yard
- External room with endless possibilities
- Heating and Cooling
- Celling Fans in bedrooms and Living Rooms

Specifications:

CT / 5147/921

Council / Playford

Built / 1994

Land / 424m2 (approx.)

Frontage / 16m (approx.)

Estimated rental assessment / \$460 - \$480

Convenience is key with close access to the Northern Expressway, making commuting a breeze. Enjoy the nearby lake and park, just minutes away, and have Woolworths Playford and Playford Town Park within easy reach. Nearby schools include Mark Oliphant College, adding to the home's appeal for families.

With ample off-street parking, this home is perfect for families and entertainers alike. Don't miss this rare opportunity-contact Andrew Rose today to make this outstanding property yours!

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	664CFDC
Property Type	House
House Size	118 m ²
Land Area	424 m ²
Including	Built-in-Robes

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

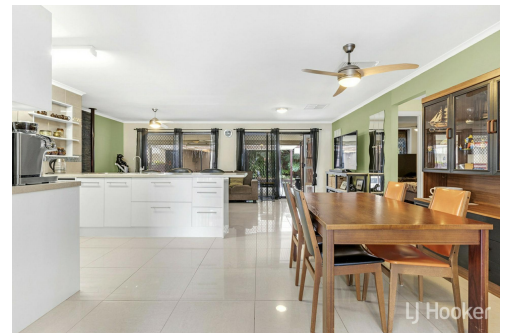
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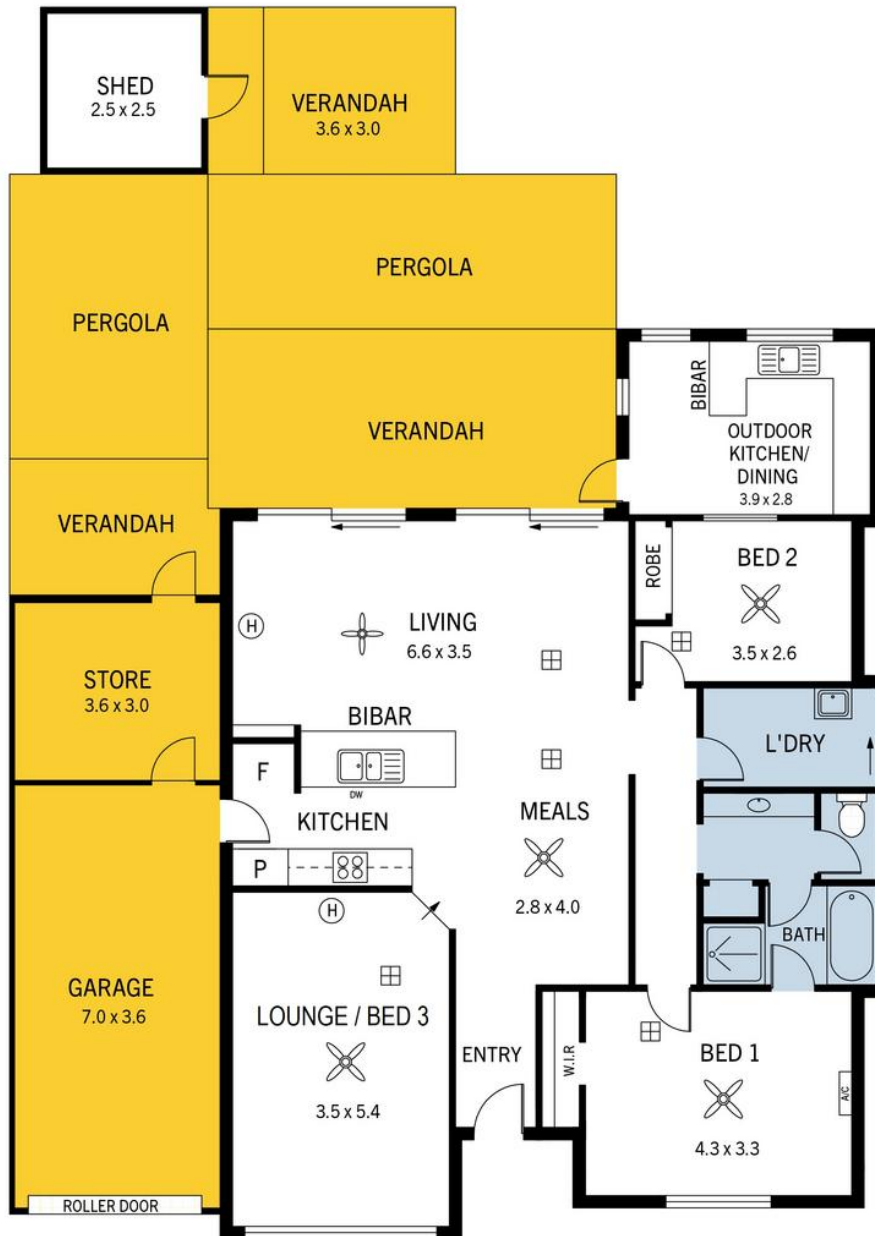


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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	122m ²	230m²
Exterior	102m ²	
Shed	06m ²	
		TOTAL



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