



65 Crittenden Road, Smithfield Plains

The Perfect First Home or Investment Opportunity!

Positioned on a generous 630sqm allotment (approx.) in the ever-convenient suburb of Smithfield Plains, this solid brick home combines timeless character with tasteful modern updates, creating the perfect opportunity for first home buyers, savvy investors or those looking to secure a property with future potential. Offering a functional floorplan, partial renovations throughout and an impressive 21.5m frontage (approx.), this is a home ready to enjoy today while still offering scope to add further value in years to come.

Currently tenanted, however the property will be sold with vacant possession at settlement, allowing the successful purchaser to move straight in or lease the property at current market rates.

Property Features:

- Three well-proportioned bedrooms with walk-in robe in master bedroom.
- Neat and functional central bathroom.
- Spacious front lounge room, perfect for relaxing or entertaining guests.
- Functional kitchen overlooking the adjoining dining area.
- Separate laundry with direct external access.

3 1 1

FOR SALE

Please Call

AGENTS

Matthew Nudo
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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.



- Hand picked renovations throughout, offering a blend of modern updates and original character.
- Evaporative cooling throughout for year-round comfort.
- Carport with automatic roller door and valuable drive-through rear access.
- Two sheds providing excellent workshop and storage options.
- Separate storage room offering additional versatility.
- Spacious rear yard with plenty of room for children, pets or future improvements.
- Impressive 21.5m frontage (approx.) providing excellent street appeal and easy vehicle access.
- Brick home on a generous 630sqm allotment (approx.).

Ideally located within close proximity to local schools such as St Columba College, shopping centres including Munno Para Shopping Centre, parks, medical facilities and public transport. Enjoy convenient access to Main North Road, Curtis Road and the Northern Expressway, making commuting to the Adelaide CBD and surrounding suburbs both quick and convenient.

For further information or to register your interest, please contact Matthew Nudo on 0497 804 034 today.

CT / 5291/130
 Land Size / 630sqm (approx.)
 Frontage / 21.5m (approx.)
 Internal Living / 103sqm (approx.)
 Year Built / 1966

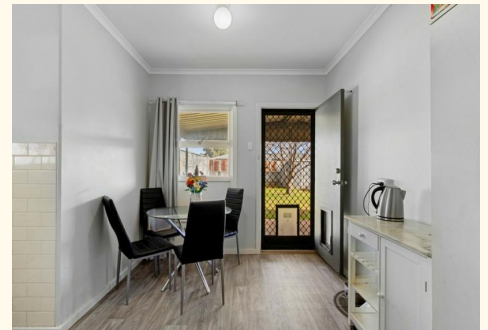
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MORE DETAILS

Property ID	1W7BG54
Property Type	House
House Size	103 m2
Land Area	630 m2
Including	Air Conditioning Floorboards Secure Parking Fully Fenced

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65 Crittenden Road,
SMITHFIELD PLAINS



Living: 112.53SQ.M
Porch/Shed: 37.69SQ.M
Verandah: 35.84SQ.M
Carport: 20.06SQ.M

TOTAL: 206.12SQ.M

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