



Smithfield Plains, 7 Ayling Street

Modern Living Meets Everyday Convenience



Nestled in a quiet and convenient location, this well-presented and well-maintained home, built in 2011, is an ideal opportunity for first home buyers, downsizers or savvy investors looking to secure a quality asset for their portfolio.

From the moment you step inside, you'll appreciate the sense of warmth and space, enhanced by the home's neutral tones and an abundance of natural light that flows throughout.

Conveniently located within walking distance to local shopping amenities, public transport and schooling, this home offers both lifestyle and practicality. Whether you're looking for a move-in ready property or a smart addition to your investment portfolio, this home ticks all the boxes with its modern finishes, inviting atmosphere and easy-care appeal.

Features you will love:



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
Offers Closed

View
By Appointment

Contact
Carla Doecke
0456 830 122
carlad@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660

- * Three bedrooms, master with ensuite and walk-in robe
- * Central kitchen with gas cooktop, electric oven, dishwasher and stone benches
- * Open plan living/dining with plenty of natural light
- * R/C split system in living area providing year-round comfort
- * Downlights throughout
- * Outdoor entertaining
- * Auto car garage with internal access
- * Rainwater tank
- * Low maintenance yard

Currently leased on a fixed term lease until 25th March 2026 at \$490 per week.

Please contact Carla Doecke on 0456 830 122 for further information.

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 About this Property

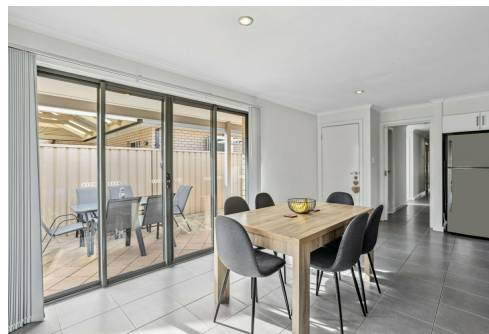
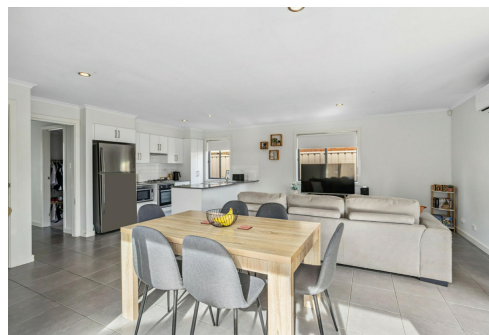
Property ID	2BY2GJU
Property Type	House
House Size	142 m2
Land Area	345 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Water Tank

Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.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 Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**



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. Produced by The Fotobase Group