



7 Roberts Crescent, Smithfield Plains

## Neat, Sweet, and Complete

On offer is a home that presents many features you'll love. The modest facade invites you up the single driveway, to the big blue front door that says 'come on in'. The master bedroom gives you a taste of what's to come, featuring a built in robe and ceiling fan that adorns the remaining bedrooms as well. The master is also equipped with ensuite bathroom, boasting neutral tones and modern fixtures.

Coming down the hall you'll stumble upon the second bathroom, with convenient lanudry alcove, bath, and the same modern tones found in all wet areas throughout. The higher window in this space allows light to shine through, while maintaining privacy.

At the end of the hallway is the main living space, in a modern open plan layout. The lounge features a split system for climate control, while kitchen boasts stainless steel appliances including wall oven, dishwasher, and huge 900mm gas stove.

The rear yard offers space, and green, green grass for outdoor activities aplenty. This coupled with the wide double opening doors that come of the back of the home, ensuring entertaining is a breeze.

It is with great pleasure that LJ Hooker Craigmores | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the

3 2 1

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Bradley Clarke  
0422 070 240  
brad.clarke@ljhces.com.au

### AGENCY

LJ Hooker Craigmores | Elizabeth |  
Salisbury  
(08) 8255 9555

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.

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utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 35 minutes to arrive in the city
- A leisure stroll to the magnificent Stebonheath Park
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- " A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Please note this home is currently tenanted at \$400 per week on a periodic lease.

Specifications:

CT / 6143 / 100

Council / Playford

Zoning / GN

Built / 2016

Land / 333m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$520 - \$540 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Smithfield Plains Preschool, St Columba College

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 DETAILS**

Property ID                    67KVFDC  
Property Type                House

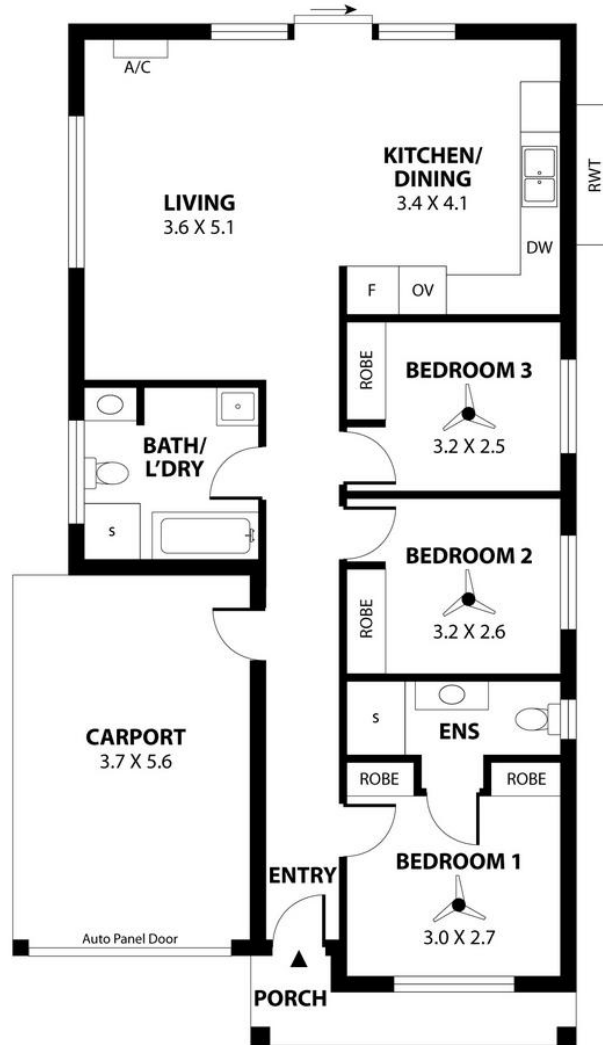
**Bradley Clarke 0422 070 240**

Sales Representative | [brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)

**LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555**

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<b>108m<sup>2</sup></b>	82m <sup>2</sup>	5m <sup>2</sup>	21m <sup>2</sup>
<b>TOTAL</b>	Living	Porch	Carport



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.