

12/9 Bald Street, Smithfield Plains

Modern Low-Maintenance Townhouse!

Looking for a low-maintenance home in a quiet, secure location that combines convenience with lifestyle? This modern townhouse, built in 2018, is the perfect choice-ideal for first home buyers or investors seeking a fantastic opportunity to start or grow a property portfolio.

Step inside to discover a spacious open-plan living and meals area, seamlessly connected to a functional kitchen featuring a gas cooktop, underbench oven, dishwasher, generous cupboard storage, and a dedicated fridge alcove. The lower level boasts attractive timber laminate flooring, while the upstairs bedrooms are carpeted for comfort.

Upstairs, the bedrooms are serviced by a fresh bathroom with a shower, bathtub, and WC, while the lower level offers a powder room with a second WC and handwashing vanity for added convenience.

Enjoy outdoor living in the paved, undercover entertaining area, perfect for family gatherings or relaxing with friends, surrounded by a neat lawn ideal for children and pets.

Additional highlights include:

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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FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

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



- Neat, Tidy & modern throughout
- Heating and Cooling
- Secure lock-up garage
- Ceiling Fans to all Bedrooms
- Roller shutters
- Close to public transport

Specifications:

- CT / 6095/569
- Title / Community
- Community Fees / \$250 per Quarter (approx.)
- Council / Playford
- Built / 2018
- Land / 182m2 (approx.)
- Easements / Nil
- Estimated rental assessment / TBA per week

Please Note: This home is currently tenanted at \$450 per week.

Location is hard to beat, with local schools, parks, and bus routes within walking distance. Major shopping centres, including Munno Para and Elizabeth City Centre, are only a short drive away, while the Adelaide CBD is just 42km (approximately 39 minutes) from your doorstep.

This home truly offers the perfect combination of comfort, convenience, and lifestyle-don't miss out!

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	67RKFDC
Property Type	House
Land Area	182 m2

Andrew Rose 0421 988 597

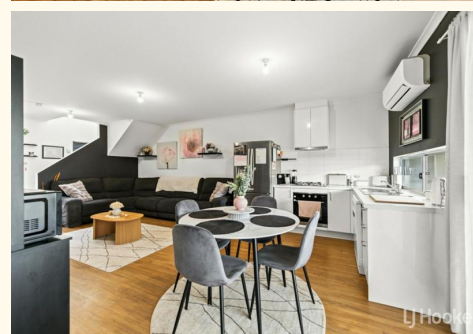
Senior Sales Representative | andrew.rose@ljhces.com.au

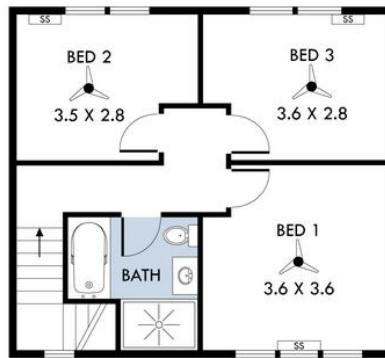
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UPPER LEVEL



LOWER LEVEL

12/9 Bald Street, Smithfield Plains



INTERNAL - 117.0 SQM
 EXTERNAL - 34.0 SQM
 TOTAL - 151.0 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.