



16/9 Bald Street, Smithfield Plains

## Versatile Townhouse Offering Space, Style & Flexibility

Searching for a low-maintenance home in a peaceful and secure setting that delivers both comfort and convenience? This stylish 2018-built townhouse ticks all the boxes-an excellent opportunity for first home buyers or savvy investors looking to add to their portfolio.

Step inside to a generous open-plan living and dining space, perfectly paired with a practical kitchen complete with a gas cooktop, under-bench oven, and dishwasher.

Upstairs you'll find three well-sized bedrooms, while the flexible downstairs room offers the option of a fourth bedroom or a private home office.

The upper level is serviced by a modern main bathroom, and the ground floor features a handy powder room with a second WC and handwashing vanity for everyday ease.

Outdoor living is effortless with an undercover entertaining area that sets the scene for weekend barbecues or relaxed gatherings. The backyard continues to impress with a tidy lawn, established fruit trees, and a handy side gate offering easy entry to the rear yard, along with a well-placed shed for extra storage-an ideal setup for families, kids, and pets.

4 🏠 1 🚗 0 🚘

**FOR SALE**  
UNDER CONTRACT BY ANDREW ROSE

### AGENTS

Andrew Rose  
0421 988 597  
andrew.rose@ljhces.com.au

James Frencken  
0476 871 921  
james.frencken@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.



Additional features include:

- Neat, tidy & Throughout
- Heating and Cooling
- Versatile downstairs 4th bedroom/home office
- Established Fruit Trees
- Large Shed
- Close to public transport
- Solar System

Specifications:

- CT / 6095/573
- Title / Community
- Community Fees / \$250 per Quarter (approx.)
- Council / Playford
- Built / 2018
- Land / 171m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$470-\$500 per week

The location adds even more appeal, with schools, parks, and public transport all within easy walking distance. Major hubs such as Munno Para Shopping City and Elizabeth City Centre are just a short drive away, and the Adelaide CBD sits only 42km (around 39 minutes) from home.

A fantastic blend of comfort, practicality, and lifestyle awaits-make sure you don't miss this opportunity!

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	680RFDC
Property Type	House
Land Area	171 m2

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

**James Frencken 0476 871 921**

Sales Representative | [james.frencken@ljhces.com.au](mailto:james.frencken@ljhces.com.au)

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

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)





**FIRST FLOOR**



**GROUND FLOOR**

16/9 Bald Street, Smithfield Plains



INTERNAL	-	106.4 SQM
EXTERNAL	-	21.1 SQM
<b>TOTAL</b>	-	<b>127.5 SQM</b>

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.