



11 Adaluna Crescent, Smithfield




## Move In or Invest - The Choice Is Yours

Here's your chance to secure a fantastic family home in a prime location. Just a short walk to Munno Para Shopping Centre and Smithfield Train Station, this property offers easy access to the CBD and presents strong potential for investors or those looking for a home to enjoy now and into the future.

Step inside and you'll find a comfortable and inviting home ready for its next chapter. Featuring three good-sized bedrooms, two with built-in robes, the property also boasts an updated kitchen with stainless steel appliances, a gas cooktop and rangehood, plenty of cupboard and bench space, and a walk-in pantry that flows effortlessly to the dining area. A separate lounge provides a perfect spot to relax or entertain.

The bathroom has been updated from its original design and includes a separate toilet, while the laundry offers direct access to the backyard. Outside, there's a huge rear yard, expansive verandah, and undercover area, complemented by two large sheds, a secure carport with a roller door, and plenty of off-street parking.

Key features this home offers:

3  1  4 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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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**

- Updated Kitchen
- Expansive Rear Yard
- Heating and Cooling
- Wide Frontage
- Secure Single Carport
- Short walk to Smithfield Train Station
- 699 Sqm Allotment (approx.)

Specifications:

- CT / 5729/259
- Council / Playford
- Built / 1985
- Land / 699m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$500 - \$530 per week

Set on a generous 699sqm (approx.) block with a 22-metre frontage and no easements, there's even potential for future development (subject to council consent). With parks, schools including Trinity College Blakeview, Craigmore High, Blakeview Primary, and Blakes Crossing Christian College close by, plus easy access to Munno Para Shopping City, Elizabeth City Centre, Main North Road, and the Northern Expressway, this property combines lifestyle, convenience, and opportunity in one exceptional package.

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	68G8FDC
Property Type	House
Land Area	699 m2

**Andrew Rose 0421 988 597**

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