



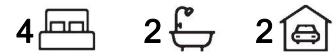
## Smithfield, 13 Strathmore Avenue

Beautifully Presented & Perfectly Spacious.

Set on a generous 540m<sup>2</sup> allotment, this beautifully maintained 4-bedroom, 2-bathroom family home offers space, comfort & functionality for the modern family. With multiple living areas & an impressive outdoor entertaining space, it's the perfect place to relax, entertain & grow.

Features include —

- \* 4 bedrooms.
- \* Master bedroom with ensuite & walk-in robe.
- \* Built-in robes to bedrooms 2, 3 & 4.
- \* Centrally located main bathroom with separate toilet.
- \* Separate lounge/home theatre room easily converted to a 5th bedroom if required.
- \* Spacious open plan kitchen/dining/family room.
- \* Modern kitchen with plenty of storage, extensive bench space, walk in pantry & brand-new appliances including oven, cooktop & dishwasher.



**For Sale**  
\$649,000 - \$699,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**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.

- \* Brand new ducted reverse cycle heating & cooling.
- \* Double garage under the main roof with automatic door & direct internal access.
- \* Pitched roof undercover outdoor entertaining area.
- \* Beautifully presented & landscaped grounds surrounding the home.

For any further information or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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 343733

## More About this Property

<b>Property ID</b>	1VHAG54
<b>Property Type</b>	House
<b>House Size</b>	195 m2
<b>Land Area</b>	540 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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Living:	166.85SQ.M
Garage:	32.40SQ.M
Porch/Shed:	5.60SQ.M
Verandah Pergola:	54.60SQ.M
<b>TOTAL:</b>	<b>259.45SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.