



Smithfield, 18 Charta Circuit

Sold by Salam Dawood - All opens cancelled - Sold prior to auction

Auction Location: 18 Charta Circuit, Smithfield SA 5114

Low-Maintenance Family Living

Built in 2004 and set on a 358sqm (approx.) block, this charming three-bedroom home offers the perfect blend of comfort, practicality, and versatility. Designed with easy living in mind, it is ideal for first-home buyers, downsizers, or savvy investors looking for a low-maintenance property with great potential.

The heart of the home is its open-plan kitchen, living, and dining area, an inviting space where natural light enhances the sense of openness. The kitchen is thoughtfully designed with a gas cooktop, generous benchtop space, ample storage, and a large breakfast bar, making it perfect for casual dining and entertaining.



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.



For Sale
SOLD PRIOR TO AUCTION!

View
ljhooker.com.au/WP5FDG

Contact
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LJ Hooker Glynde
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Accommodation includes three well-sized bedrooms, with the main bedroom featuring a walk-in robe and access to the dual-purpose ensuite/main bathroom, complete with a separate toilet for added convenience. Bedrooms two and three are fitted with built-in robes, ensuring plenty of storage.

Step outside to a covered outdoor entertaining area, perfect for year-round gatherings. Enjoy the added convenience of the lined garage, offering flexibility as a home office, rumpus room, or dedicated kids' playroom. Additionally, large double gates at the front of the home open to an outdoor space ideal for securely storing a car, caravan, or boat.

What you'll love;

- 5Kw of Solar Panels
- Security Shutters
- Low maintenance
- Centrally located 2-way bathroom
- Ceiling fans and split system A/C's
- Convenient large toolshed

With its thoughtful layout, practical features, and low-maintenance appeal, this home presents a fantastic opportunity to enjoy a relaxed lifestyle in a convenient location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

| | |
|----------------------|---|
| Property ID | WP5FDG |
| Property Type | House |
| Land Area | 358 m2 |
| Including | Air Conditioning Courtyard Built-in-Robes Solar Panels |

Salam Dawood 0478360155

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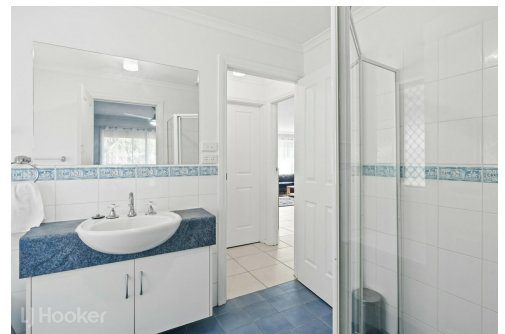
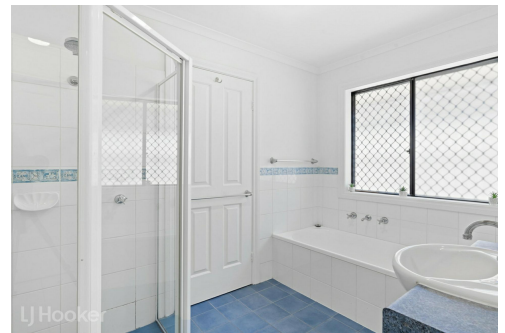
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