



20 Mary Street, Smithfield

Redevelop, Invest or Reside on a Rare 1,263sqm Allotment

Auction Location: On Site

Andrew Rose of LJ Hooker is proud to present 20 Mary Street, Smithfield—a rare and expansive 1263sqm allotment (approx.) with an impressive 30.48 metre frontage (approx.) and no easements. This property offers a unique combination of immediate lifestyle appeal and significant investment or development potential, making it an opportunity not to be missed.

For developers, the block presents exciting possibilities for subdivision (Subject to council consent) while investors will appreciate the immediate potential of a well-maintained five-bedroom family home. Inside, the home features two generous living areas, a main bathroom plus an additional rear water closet, and a large undercover verandah. Neat and tidy throughout, the home is ready to move in or rent out while plans for future redevelopment or enhancement take shape.

The property also provides practical and flexible features including a horseshoe driveway, secure garage with roller door, ample off-street parking, a large rear shed, multiple rainwater tanks, and a secure

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FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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 **LJ Hooker**

frontage. With so much space available, the possibilities for vehicles, trailers, caravans, or future improvements are endless.

Key features this home offers:

- 5 Bedroom Home
- Roller Shutters
- Heating and Cooling
- No Easements
- Large 30.48 Metre Frontage (approx.)
- Multiple Off Street Parking
- Walking distance to Smithfield Train Station
- 1263 Sqm Allotment (approx.)

Specifications:

- CT / 5473 / 340
- Council / Playford
- Built / 1983
- Land / 1263m² (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

Perfectly positioned within walking distance to Smithfield Train Station and only minutes from Munno Para Shopping Centre with shops, restaurants, gyms, and medical facilities, this location combines convenience with exceptional growth potential.

Opportunities of this size and versatility in such a central location are becoming increasingly rare. Whether you're looking for a large family home with space to enjoy, a solid investment property, or a block with redevelopment potential, this property offers it all. Contact Team Rose today to explore this exciting opportunity.

Auction is the 28th day of March 2026, at 1:30 pm on site.

Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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	68G6FDC
Property Type	House
Land Area	1263 m ²

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INTERNAL - 264.7 SQM
 EXTERNAL - 96.0 SQM
 TOTAL - 360.7 SQM

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