

3 Admiralty Circuit, Smithfield




## A Spacious Family Sanctuary with Room to Grow

Auction Location: On Site

Proudly presented by Andrew Rose of LJ Hooker, this expansive and beautifully appointed family home offers an incredible opportunity for those seeking space, comfort, and flexibility. Set on a generous 600sqm allotment, this property is ideal for large or growing families looking for a home that truly caters to every stage of life.

Boasting five generous bedrooms and a versatile rumpus room, this home offers plenty of space for the whole family to spread out and enjoy. Multiple living zones provide the flexibility to entertain, unwind, or work from home with ease. At the rear of the home, nestled between bedrooms two and three, is a delightful children's retreat - ideal for toys, a play area, a study nook, or simply an extra space for the family to make their own.

The master suite is a private haven featuring a spacious walk-in robe and updated ensuite, while all additional bedrooms include built-in robes for added convenience. The updated main bathroom complements the modern touches throughout.

5  2  2 

**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 Craigmore | 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.

 **LJ Hooker**

At the heart of the home, a large, well-appointed kitchen overlooks the family and meals area, allowing you to stay connected while cooking or entertaining. Storage has been thoughtfully considered throughout the home, offering ample space for all your needs.

Outside, the gabled verandah to the side of the home creates the perfect setting for entertaining or unwinding, while the front and rear gardens are enhanced by a beautiful array of established fruit trees. A garden tool shed adds functionality to the outdoor space, and a double garage with internal access provides both convenience and security.

Key features:

- HUGE Family home
- Multiple Living Areas
- Heating and Cooling
- Solar System
- Double Garage
- Established Fruit Trees
- 600sqm Allotment

Specifications:

- CT / 5985/381
- Council / Playford
- Built / 2008
- Land / 600m2 (approx.)
- Easements / Subject to service easements over the land marked A for draining purposes to the council for the area (223LG RPA)
- Estimated rental assessment / \$610 to \$650 per week

This is a rare opportunity to secure a substantial family home, thoughtfully designed with both comfort and lifestyle in mind.

Don't miss your chance-contact Andrew Rose today to arrange your inspection.

Auction is the 9th day of August 2025, at 12:00pm 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 67G5FDC  
Property Type House  
House Size 262 m2  
Land Area 600 m2  
Including Fully Fenced

**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)





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INTERNAL - 263.2 SQM  
 EXTERNAL - 49.6 SQM  
 TOTAL - 312.8 SQM

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.

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