

Smithfield, 39/60A Strathaird Boulevard

Securely Gated Over 50's Community

The property is situated in an over 50's lifestyle community. A purchase can only be made if the following criteria applies to you.

- Purchasers must be 50 years or older
- Purchase must be made in cash (no mortgage over the property)
- Purchaser must reside in the home (no investors)

Best Life Playford Waters is a securely gated over 50's community, offering a strong sense of connection and support.

Ideally situated only minutes from Munno Para and Elizabeth shopping centres, Features of this home Include:

- Open plan central living area
- Two bedrooms with built in wardrobes



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
UNDER CONTRACT BY COREY VOSS

View
ljhooker.com.au/653JFDC

Contact
Corey Voss
0412 262 180
corey.voss@ljhces.com.au

Steve Jacobs
0411 045 329
steve.jacobs@ljhces.com.au

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

- Automatic roller shutters.
- Beautiful kitchen with ample cupboards
- Island bench & dishwasher.
- Ducted R/C heating & cooling.
- 2nd toilet off laundry
- Secure carport with roller door
- Fully paved rear yard & rain water tank

Best Life Playford Waters is located close to:

- Public transport and the Northern Expressway;
- A network of bicycle trails, nature parks, wetlands, golf and bowling clubs;
- The Precinct Community Hub, Men's shed, community garden and café.
- The John McVeity Fitness and Recreation Centre;
- The Smith Creek wading and bike trail, Curtis Wetlands and much more
- 30 minutes from the Barossa Valley

What is a Land Lease Community?

In a Land Lease Community the building is owned by you outright, with rent/lease for the land on which the building sits payable to the operator of the community under a site agreement.

Extra benefits include —

- No stamp duty.
- Site fees cover Council, Water & ESL.
- Residents eligible for ongoing government cost of living concessions and may be eligible for Commonwealth rental assistance.

Downsize and live your 'Best Life' at Playford Waters!

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



**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

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.

More About this Property

Property ID	653JFDC
Property Type	House
House Size	100 m ²

Corey Voss 0412 262 180

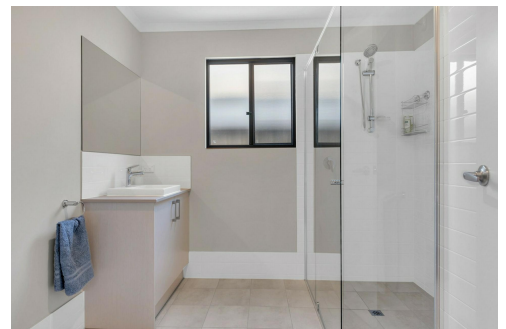
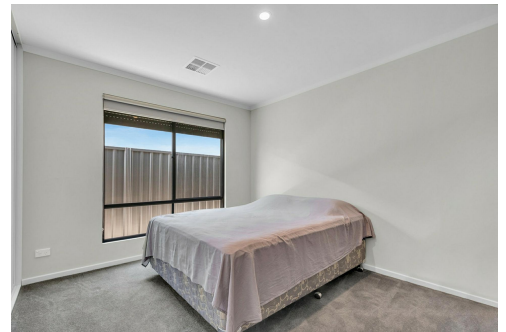
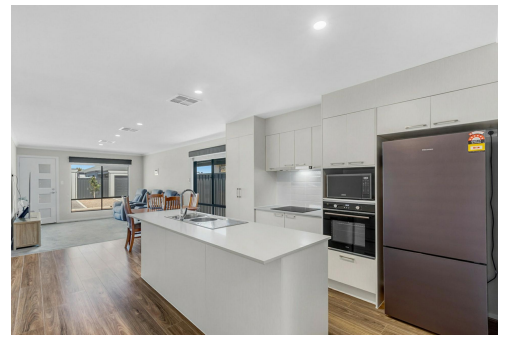
Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

Steve Jacobs 0411 045 329

Sales Representative | steve.jacobs@ljhces.com.au

LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

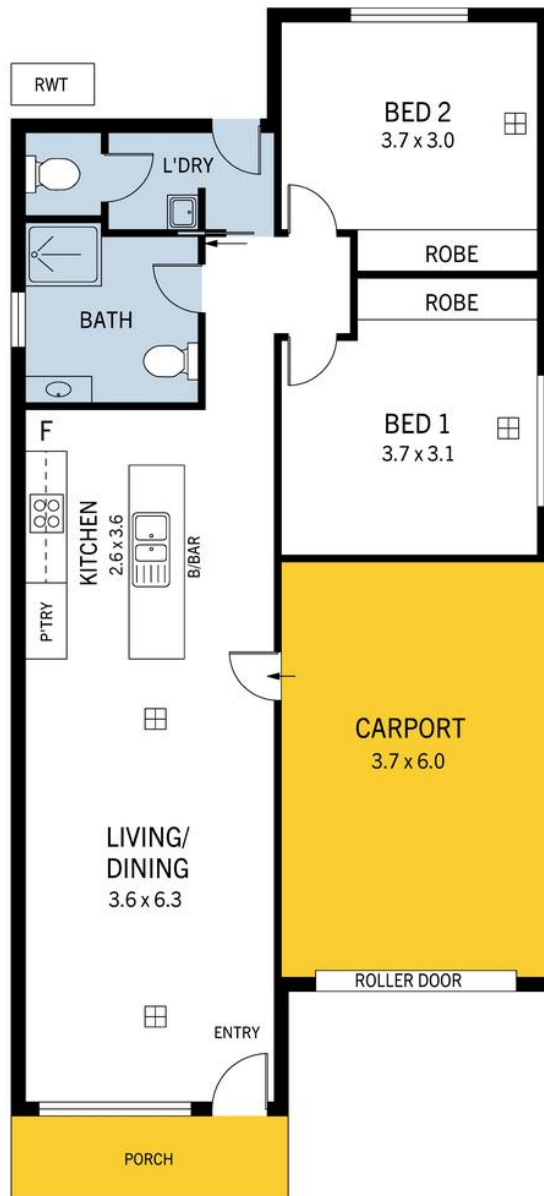
Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au



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.

**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**



39/60 Strathaird Boulevard, Smithfield

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior 79m²
Carport 22m²

101m²
TOTAL