



LJ Hooker



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Smithfield, 48 Queen Street

Entertainer's Dream

Welcome to a residence where comfort meets elegance, nestled on an expansive 1020sqm approx. allotment in the heart of Smithfield. This immaculate three-bedroom home is a testament to quality craftsmanship and meticulous care by its owner, offering a lifestyle of unparalleled tranquility, comfort, and entertainment.

As you enter the front door, you'll be greeted by a spacious and light-filled living area, designed to accommodate modern family living. The open-plan kitchen and dining space is perfect for casual meals and hosting gatherings, featuring quality appliances, ample storage, and a seamless flow to the outdoor areas. But the true heart of this home lies in its breathtaking rear yard-a true entertainer's dream. Lovingly cultivated and expertly designed, this lush oasis is an outdoor paradise. Mature trees and well-manicured lawns create a serene backdrop for relaxation and entertaining. Whether you're hosting a summer barbecue, a garden party, or a cozy evening under the stars, this backyard offers endless possibilities for entertainment and enjoyment.

3 1 2

For Sale

\$519,000 - \$549,000

View

ljhooker.com.au/1UZ0G54

Contact

Maigen Norman

0418 557 597

maigenn@ljhsales.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.

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(08) 8522 3311

Located in a quiet, family-friendly neighbourhood, this home offers the perfect blend of privacy and convenience with Munno Para Shopping Centre, Smithfield Sports and Social Club, Primary and High Schools, shops, and recreational facilities just a short drive away, everything you need is within easy reach!

Features include:

- * Main bedroom with his/hers walk-in robe, ceiling fan and access to the main bathroom.
- * Bedroom 2 and 3 with ceiling fans.
- * Bedroom 3 with built-in robe.
- * Open meals and living room.
- * Kitchen complete with pantry, electric stove top and ample bench space.
- * Second living/formal lounge.
- * Ducted reverse cycle air conditioning with zoning.
- * Freshly painted throughout and new flooring.
- * Generous undercover entertaining area.
- * Large shed with power and concrete flooring.
- * Carport with space for two cars.
- * Fully fenced and drive through access to the rear yard.
- * 6.6 KW solar system.
- * Fully irrigated watering system.
- * Low maintenance rear yard and landscaped gardens.

For further enquiries, please contact Maigen Norman on 0418 557 597.

CT / 5745/155

Internal Living / 112m²

Land Size / 1020m²

Year Built / 2001

Zone / Subzone / GN - General Neighbourhood

Local Government / Playford

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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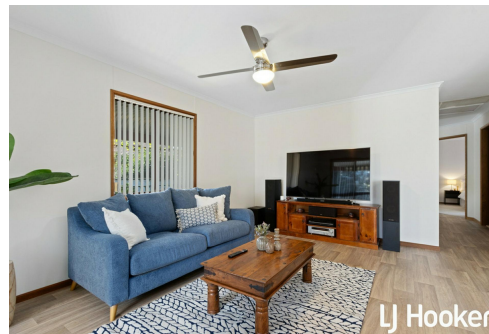
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More About this Property

Property ID	1UZ0G54
Property Type	House
House Size	112 m ²
Land Area	1020 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Water Tank

Maigen Norman 0418 557 597
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48 Queen Street,
SMITHFIELD



Living:	126.57SQ.M
Deck/Verandah:	7.22SQ.M
TOTAL:	133.79SQ.M

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