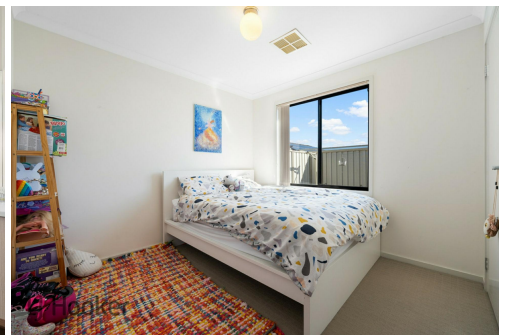
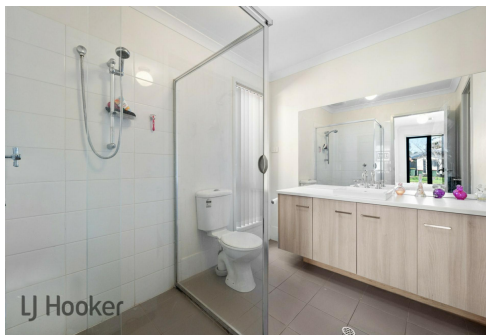




**SOLD**



## Smithfield, 64 Admiralty Circuit

For The Modern Family or Astute Investor!

The epitome of convenience and comfort in the heart of Smithfield! Nestled on a 375m2 allotment, this courtyard home boasts thoughtful design and modern features that cater to every aspect of your lifestyle. A great opportunity for first homeowners, families, and the astute investor.

Boasting a highly functional floorplan, comprising of three great sized bedrooms, each designed to provide space and comfort. The master bedroom boasts its own ensuite and walk-in robe. The remaining bedrooms feature built-in robes, optimizing space and organization. Convenience meets practicality with a separate bathroom to cater to the demands of a busy family. The versatility of this home shines with a current formal dining area that can transform to fit your needs - a valuable fourth bedroom, a dedicated study, or a vibrant kids' playroom, adapting seamlessly to your lifestyle.

More features to love



**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

**View**  
[ljhooker.com.au/GKBH67](http://ljhooker.com.au/GKBH67)

**Contact**  
**Jordan Prole**  
0434 828 333  
[jordan@ljhfp.com.au](mailto:jordan@ljhfp.com.au)

**Ralph Pacillo**  
0433 117 801  
[ralph@ljhfp.com.au](mailto:ralph@ljhfp.com.au)

**LJ Hooker Flinders Park**  
**(08) 8352 1155**

- Airy, light filled open plan kitchen, dining and living area
- Stainless steel appliances, 900mm gas cook top and double sink
- Dishwasher
- LED lighting to kitchen area
- Ample storage
- Floorboards
- Ducted reverse cycle air-conditioning
- Separate laundry with linen storage and external access
- Spacious outdoor decking area
- Veranda for year-round entertaining
- Low maintenance front and rear yard
- Tool Shed
- Double panel lift garage with internal access

The outdoors beckon with an amazing decking area beneath the veranda, offering a charming setting for relaxation and entertainment. This property isn't just a home; it's a fantastic investment opportunity, thanks to its prime location.

Conveniently located just 2 minutes to Smithfield train station, 3 minutes to Munno Para Shopping Centre and an easy drive to Northern Expressway or Main North Road. Close to essential amenities such as local restaurants and cafes, John Hartley School, St. Columba College, Smithfield Sports and Social Club, Playford Alive Town Park, ALDI, and Lone Star Rib House and Brew. The combination of a great location and the sizeable allotment makes it an attractive choice for a forever home or savvy investors seeking long-term gains.

Currently tenanted.

Smithfield's allure is undeniable, making it an attractive choice for those seeking convenience or long-term gains. Don't miss out on this incredible chance to own a property that offers it all!

For more information, contact

Jordan Prole 0434 828 333

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339



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**(08) 8352 1155**

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## More About this Property

Property ID	GKBH67
Property Type	House
Land Area	375 m <sup>2</sup>
Including	Toilets (2) Deck Dishwasher Floorboards Built-in-Robes Secure Parking

### Jordan Prole

Property Consultant | [jordan@ljhfp.com.au](mailto:jordan@ljhfp.com.au)

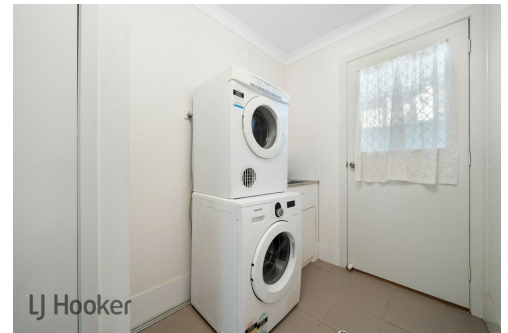
### Ralph Pacillo

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<b>188m<sup>2</sup></b>	<b>124m<sup>2</sup></b>	<b>4m<sup>2</sup></b>	<b>26m<sup>2</sup></b>	<b>33m<sup>2</sup></b>	<b>1m<sup>2</sup></b>
<b>TOTAL</b>	Living	Porch	Verandah	Garage	Shed

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

