



9 Moir Street, Smithfield

The Complete Family Package with Exceptional Shedding & Outdoor Living

Andrew Rose of LJ Hooker proudly presents this beautifully updated family home, offering the perfect blend of modern comfort, practical living and outstanding outdoor entertaining.

Positioned on a generous corner allotment with no registered easements, this immaculately maintained residence has been thoughtfully updated throughout and is ready for its next owners to simply move in and enjoy. From the stunning kitchen and stylish bathroom to the expansive entertaining area, large garage and established gardens, this is a home designed for families who appreciate both comfort and functionality.

Step inside to discover a welcoming front lounge, complete with floating timber floors and ceiling fan, providing the perfect place to relax. The heart of the home is the beautifully renovated kitchen, featuring quality cabinetry, breakfast bar, dishwasher, electric cooktop, wall oven and excellent storage. Overlooking the spacious meals and family room, it's a layout that brings everyone together.

3 1 2

FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



The home offers three well-proportioned bedrooms, each fitted with ceiling fans, while the master also includes a built-in robe. The renovated bathroom showcases floor-to-ceiling tiling, a modern vanity, shower and quality fixtures, creating a contemporary feel.

Outside is where this property truly shines. The enormous gabled entertaining area provides year-round enjoyment with café blinds, ceiling fans and plenty of space for family gatherings. Vehicle enthusiasts, tradies and hobbyists will appreciate the impressive double garage with convenient side access, while the low-maintenance backyard also features established gardens, raised vegetable beds, a tool shed and plenty of room for children and pets to enjoy.

Adding even more value, the home is equipped with solar panels to assist with reducing electricity costs.

Features You'll Love:

- Beautifully renovated kitchen
- Renovated bathroom
- Three generous bedrooms
- Spacious lounge plus separate family room
- " Heating and Cooling
- " Large gabled outdoor entertaining area with café blinds
- Side access
- Huge Garage
- Additional tool shed
- Raised vegetable gardens and landscaped surrounds with automatic irrigation
- Solar panel system
- Corner allotment with no registered easements

Specifications:

- CT / 5166 / 765
- Council / Playford
- Built / 1991
- Land / 555m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$ per week

Conveniently positioned close to schools, local shopping centres, public transport and medical facilities, this home also offers easy access to the Northern Expressway, making commuting to the Adelaide CBD or the Barossa Valley a breeze. Nearby parks and recreational facilities further enhance the family-friendly lifestyle on offer.

Whether you're looking for your forever family home, extra shedding for your hobbies, or simply a property where all the hard work has already been done, this outstanding home is sure to impress.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

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 68ZPFDC
Property Type House
Land Area 556 m2

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INTERNAL - 117.6 SQM
EXTERNAL - 130.2 SQM
TOTAL - 247.8 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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