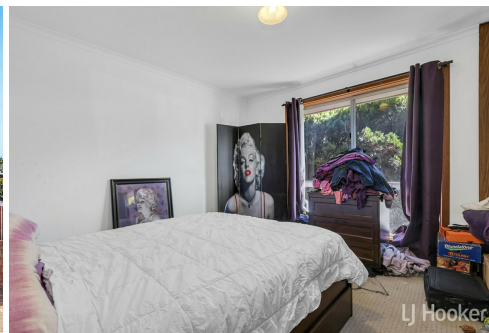




Smithfield, 2/2-4 Jane Street

For the Investor or Downsizer!

Andrew Rose of LJ Hooker presents this 2-bedroom unit in a well-maintained complex near Munno Para Shopping Centre and public transport. It's suitable for those looking to downsize or invest without a significant expense.

The unit has 2 bedrooms with built-in robes and a living room with a large window that provides natural light. There is a split system reverse cycle air conditioner for comfort throughout the year. The kitchen is of a good size with plenty of storage, and a hallway linen press adds extra storage options.

The bathroom includes a bathtub, shower, and vanity, with a separate toilet for convenience. The large laundry has outside access.

Key Features:

- Split System for year round comfort



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 ANDREW ROSE

View
ljhooker.com.au/65N4FDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhcs.com.au

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

- Solar System
- Storage in Garage can be easily removed for car parking
- 2 Good sized bedrooms with Built in Robes

Specifications:

CT / 6013/351
Title / Community Strata Title
Strata Fees / \$115 per month (approx.)
Council / Playford
Built / 1990
Land / 163m2 (approx.)
Easements / NIL
Estimated rental assessment / \$350-\$370

Please Note: This home is currently tenanted on a periodic lease for \$320 per week.

With a few personal touches and some loving TLC, this unit can transform into a lovely, cozy home offering an easy-care lifestyle.

Families will appreciate the nearby schools, including Munno Para Primary, Blakeview Primary, Trinity College, and Craigmore High School. City commuters will love the close proximity to Munno Para Train Station, while shoppers will enjoy easy access to Munno Para Shopping Centre.

This home will be viewing by appointment only. Please contact Andrew Rose today!

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 About this Property

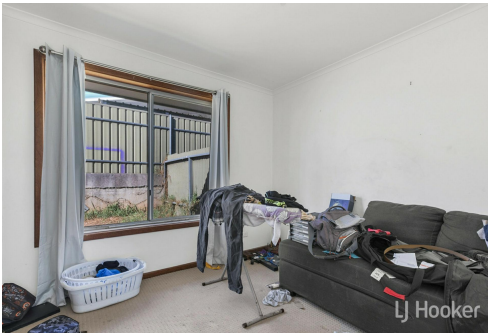
Property ID	65N4FDC
Property Type	House
Land Area	180 m²

Andrew Rose 0421 988 597
Senior Sales Representative | andrew.rose@ljhces.com.au

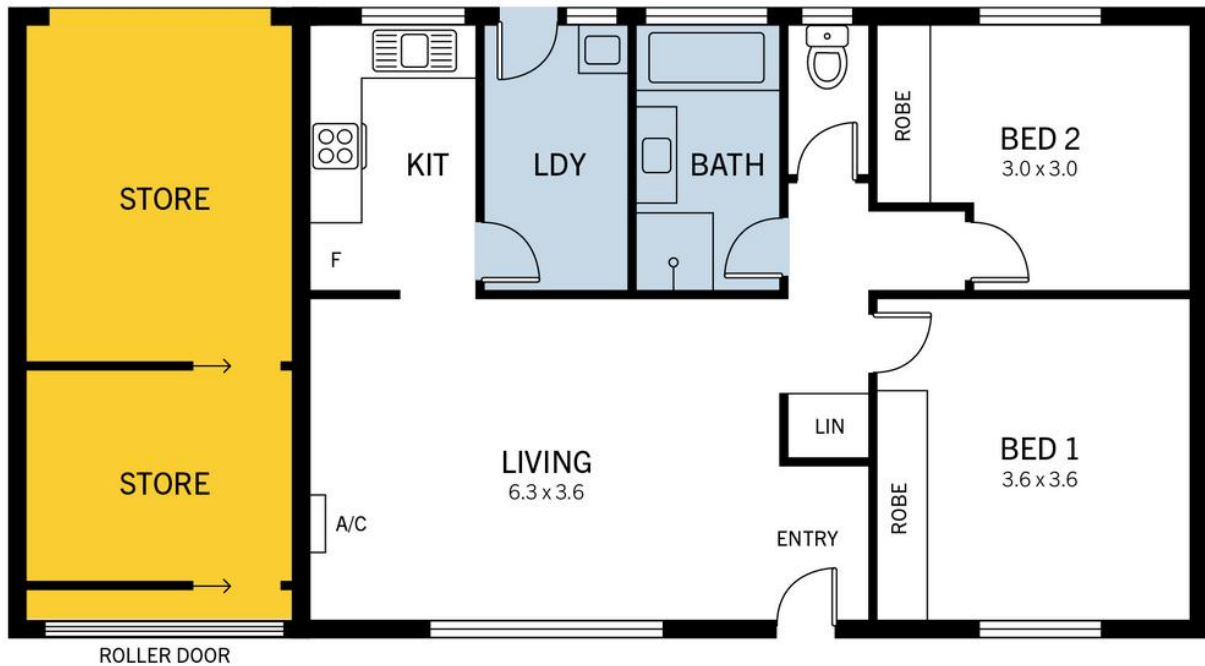
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2/2-4 Jane St, Smithfield

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

Produced by **Property Portraits**

Interior 74m²
Exterior 23m²

97m²
TOTAL



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