

13 Buchanan Rd, Smithfield Plains, SA, 5114



House For Sale

Sunday, 3 November 2024

13 Buchanan Rd, Smithfield Plains, SA, 5114

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House

Fantastic First Home or Smart Investment!

In-Room/Online Auction: Friday 29th of November at 6:30pm! Follow this link to register to bid at the auction:
<https://auctionslive.com/app/bidder-registration/W37eJ>

Nestled in a serene and tranquil street, just a short stroll from local parks and the Playford Alive Shopping Centre & Curtis Wetlands & Playground, this well-kept family home, built in 1966, presents a unique opportunity for those seeking affordable housing on a large allotment.

Families will appreciate the room to grow that the generous 600m² block offers, while investors will find this property an enticing option to buy now and hold onto for future gains. Neighbouring high-density developments will soon add value to this traditional landholding so act fast to secure the future potential capital growth.

The home boasts three spacious bedrooms and two separate living areas within a versatile six-room layout. Timber floors and fresh neutral hues create a lively, modern ambiance that flows from a roomy living area equipped with a ceiling fan and split system air conditioning to a generous eat-in kitchen.

The kitchen/dining area includes the original cabinetry a freestanding electric stove, and plenty of room for a dining table. Step outside to a paved central courtyard that leads to a sizable game room perfect as a man cave, teen retreat, or that valuable and desirable fourth bedroom.

All three bedrooms are well-proportioned, with bedroom 1 equipped with built-in robes and a ceiling fan. A bright main bathroom with a separate bath and shower, a separate toilet, and a practical walk-through laundry with exterior complete the interior.

A full-width rear verandah offers a great spot to sit back and plan your future outdoor improvements of the generous rear yard, where there is plenty of space for children and pets to play.

The property includes a two-car tandem carport and a single galvanised iron garage, ensuring ample parking and workshop space along with an extensive 22 panel solar system for reduced energy bills.

Briefly:

- * 1966 constructed, 3 bedroom home on generous traditional allotment
- * Allotment size of approximately 600m²
- * 3 generous bedrooms in a functional six-room layout
- * Central living area with timber floors, ceiling fan, and split system air conditioning
- * Kitchen/dining area with timber floors, original cabinetry and free standing electric stove
- * Central outdoor courtyard area
- * Spacious rumpus room/games room/man cave/fourth bedroom
- * All 3 bedrooms of good proportion
- * Master bedroom with robe amenities and ceiling fan
- * Bright main bathroom with separate bath and shower
- * Separate toilet
- * Walk-through laundry with exterior access
- * Full-width rear verandah overlooking backyard
- * Extensive 22 panel solar system
- * Great location near modern amenities
- * Two-car tandem carport
- * Galvanised iron garage
- * Ideal as a first home or smart investment opportunity

Ideally located in a family friendly community close to schools, shops and parks, with Stebonheath Park just around the corner and Playford Lakes Golf Course only a straight drive away. The new Playford Alive Shopping Centre and Elizabeth Field Shopping Centre will cater for your everyday requirements while Munno Para Shopping Centre is nearby for your designer goods.

Local unzoned primary schools are John Hartley School (B-7) & Mark Oliphant College (B-12). The zoned high school for this address is Mark Oliphant College (B-12). Quality private education can be found locally at Trinity College Blakeview, St Columbia College, Hope Christian College and Thomas More School.

Land Size: 600m²

Floor Area: 236m²

Frontage: 17.7m

Year Built: 1966

Easements: Nil

Rental Estimate: \$450 per week

Please note that this property is currently tenanted. See tenancy details below:

Lease Type: Fixed

Lease End Date: 05/07/2025

Current Rent: \$450 per week

For more information, contact Brijesh Mishra on 0430 140 905 or Newton Do on 0422 341 446.

Please note that this property will be going to auction and no offers will be accepted prior to the auction.

The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

DISCLAIMER: We have in preparing this document using 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.

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