

30 Ballard Rd, Smithfield Plains, SA, 5114

House For Sale

Wednesday, 18 December 2024



30 Ballard Rd, Smithfield Plains, SA, 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Mike Lao

0882811234

Step Into Your Future - Well-Maintained Home with 20.72m frontage!

For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser

Virtual Tour Link: <https://my.matterport.com/show/?m=Y6hsGpQXcYL>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Tyson Bennett, Mike Lao and Edge Realty RLA256385 are proud to present to the market a sensational starter situated on a generous 694sqm approx easement-free block with a large frontage. This home is perfect for entertaining or relaxing, and located within a quiet, family-friendly street, so whether you are a first home buyer, young family looking for a place to call home or perhaps a savvy investor planning is to sit back and enjoy the returns, now is the time to buy and secure your future.

Just off the entry you will find a spacious lounge and dining room tucked to the right side of the home, adorned with sleek floating floors, exposed beams, pendant lighting and natural light beaming through the large window and sliding door to the rear verandah. Year-round comfort is guaranteed thanks to the gas heater and air-conditioning units.

From here you step directly into the galley kitchen equipped with a suite of appliances including a gas cooktop, electric oven and dishwasher. Completing the space is a single sink with a mixer tap, laminate cabinetry and benchtops offering storage and preparation space and a tile splashback. There is plenty of scope to turn this into your ideal culinary haven.

Laminate floating floors flow throughout all three bedrooms, while the master enjoys the convenience of a mirrored built-in robe. All rooms have easy access to the main bathroom containing a relaxing bath, shower, vanity and a separate toilet catering to those busy households.

Let the fun spill outside under the verandah or pergola, where you can sip your morning coffee while the kids and pets freely play in the fully fenced yard. Two sheds provide ample storage for your outdoor essentials, plus an external studio with carpet flooring and an air-conditioning unit provides the ideal space for a teenage retreat, home office or additional bedroom depending on your needs.

Key features you'll love about this home:

- ☑ Air-conditioning units in lounge and studio
- ☑ New laminate floating floors throughout
- ☑ Freshly painted interior
- ☑ Fresh bark in landscaped garden beds
- ☑ Single carport with roller door and rear access
- ☑ Rainwater tank
- ☑ 2 sheds with paved flooring
- ☑ Instant gas hot water system

The location of this prime property places you within walking distance of local supermarkets, shops, amenities, dining options, parks and transport links. Local schools such as St Columba are all within easy reach, as is Munno Para Shopping Centre and Woolworths Playford. St Kilda beach is less than a 20-minute drive away, and those who work in the CBD can be there in under 45-minutes thanks to the closeby main roads and highways.

Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect!

Year Built / 1966 (approx)

Land Size / 694.53sqm (approx)

Frontage / 20.72m (approx)
Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre
Local Council / City of Playford
Council Rates / \$1,781.95 pa (approx)
Water Rates (excluding Usage) / \$662.20 pa (approx)
Es Levy / \$102.10 pa (approx)
Estimated Rental / \$500 - \$550 pw
Title / Torrens Title 5156/773
Easement(s) / Nil
Encumbrance(s) / Nil
Internal Living / 79.5sqm (approx)
Total Building / 212.5sqm (approx)
Construction / Brick Veneer
Gas / Connected
Sewerage / Mains
Selling Investment

For additional property information such as the Certificate Title, please copy and paste this link into your browser:
<https://vltre.co/ZeAmQJ>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) which can be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Please contact us to request a copy of the Contract of Sale prior to the Auction.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.