

**33A Crabb Road, Smithfield Plains, SA, 5114**



**House For Sale**

Tuesday, 26 November 2024

33A Crabb Road, Smithfield Plains, SA, 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Tony Minopoulos

0882840055

## 2022 ULTRA STYLISH 3 BEDROOM VILLA HOME

ALFRESCO ENTERTAINING AREA / 6.6KW SOLAR POWER SYSTEM

Perfect for the first home buyers, retirees or investment opportunity!

Tony Minopoulos & the award winning team at Ray White Craigmore is proud to present this 2022 ultra stylish 3 bedroom villa home.

To make an offer on this property please use the link below;

<https://docs.google.com/forms/d/e/1FAIpQLSegHdu605zLAaSAb1ioPJnO4P1b45p3LeZQPcXYcWFwxokhWQ/viewform>

Features Include;

- \* 3 bedrooms, 2 bathrooms, 1 living area & 2 car spaces
- \* Main bedroom with ensuite & walk-in robe
- \* Bedrooms 2 & 3 of generous size
- \* Deluxe chefs kitchen with stainless steel appliances, 900mm gas hot plate, electric oven, dishwasher & pantry cupboard
- \* Spacious open plan dining/living area
- \* Ducted air conditioning throughout
- \* Quality window treatments through home
- \* Quality light fittings through home
- \* Modern timber floating floors through home
- \* Main central bathroom with vanity, bath & shower
- \* Separate toilet
- \* NBN internet available
- \* Neutral décor through home
- \* Large laundry with built-in
- \* Single garage with auto roller door
- \* Instant gas hot water system
- \* Alfresco entertaining area
- \* 6.6kw 18 panel solar system
- \* front security door
- \* Small toolshed
- \* Front and rear manicured gardens
- \* Paved & concreted paths around home
- \* Tenanted till 16/2/2025 at \$510 per week
  
- \* Potential rental return - \$510 - \$530 per week
- \* Council Rates - \$1,800 approx per year
- \* SA Water - \$160 p/qtr

Truly a stunning stylish 2022 3 bedroom villa home surrounded by other modern homes. Close to schools, shopping centre, bus route, parks, Northern Expressway & RAAF Base. All genuine offers welcome!