



30B Crabb Road SMITHFIELD PLAINS SA

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To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Mike Lao, Corey Wilkop and Edge Realty are proud to present to the market this neat and tidy home offering the perfect first home or investment property for savvy buyers. Enjoy a light-filled layout with three good-sized bedrooms including a large and light-filled owner's suite with a walk-in robe and ensuite. The property is currently tenanted with a fixed lease of \$310 per week in place until 19.06.2022.

Please note photography of property was taken 2019 and are being reused as the property is currently tenanted.

The hub of daily life will be the open-plan kitchen, meals and family space that spills out to the backyard. In the kitchen, there's a gas cooktop, ample storage and a

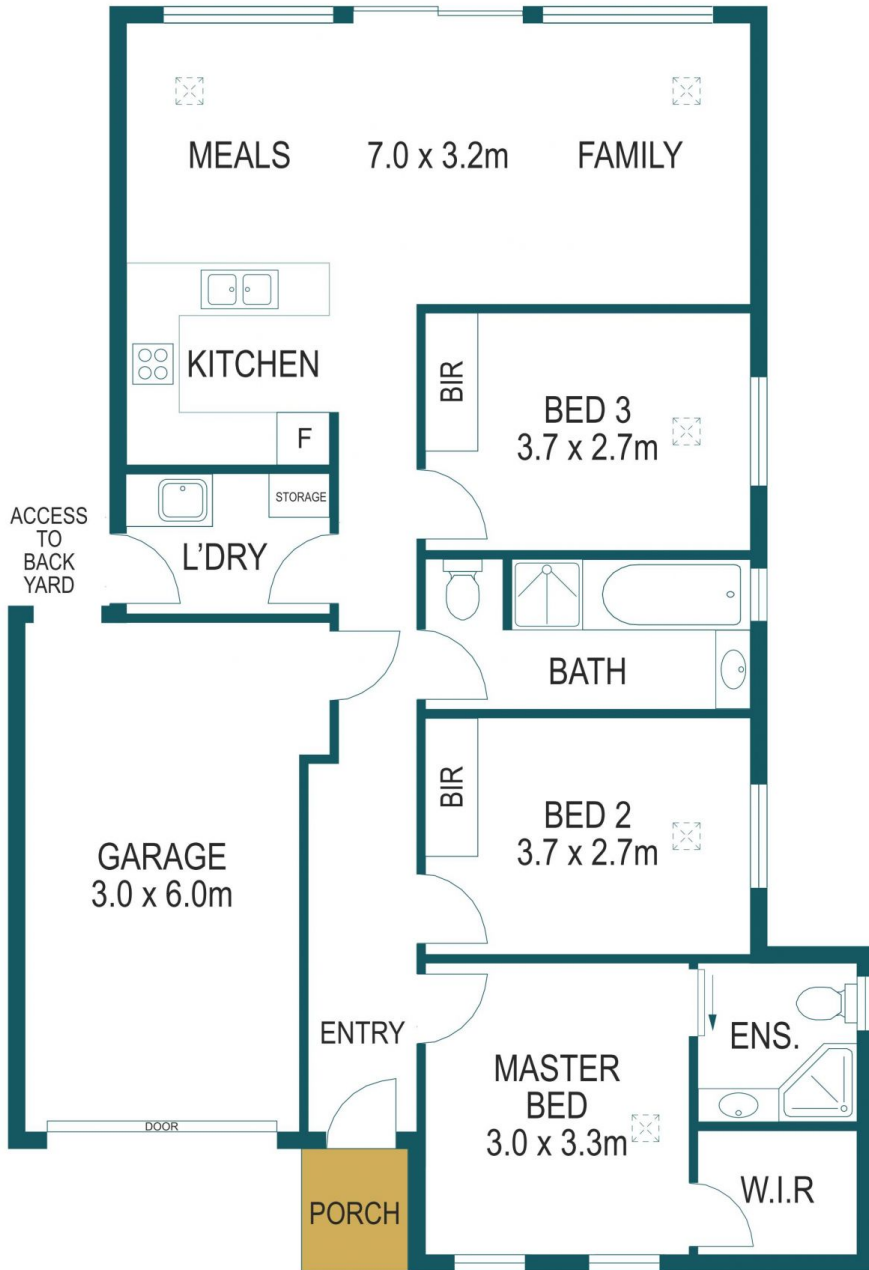
Price : \$ 289,000
Building Size : 86 sqm
Land Size : 247 sqm
View : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/smithfield-plains/residential/house/6818677>



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PROPOSED RESIDENCE

| | |
|---------------|----------------|
| LIVING: | 86 sqm |
| GARAGE: | 19 sqm |
| PORCH: | 2 sqm |
| TOTAL: | 107 sqm |

30B CRABB ROAD, SMITHFIELD

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.