



## 4 Hoole Street SMITHFIELD PLAINS SA

3 1 2

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

Tyson Bennett, Mike Lao and Edge Realty RLA256385 are proud to present to the market this humble family home with endless future potential. Eager renovators could look to update and add their own personal style while astute developers will feel drawn to the large easement-free 761sqm lot and prized corner location (STCA).

The existing layout boasts three bedrooms and a central bathroom with a separate bath, shower and toilet. Two of the bedrooms enjoy air-conditioning for added comfort while all are set off the main hallway for accessibility and ease.

At the opposite end of the floorplan, you will find the open

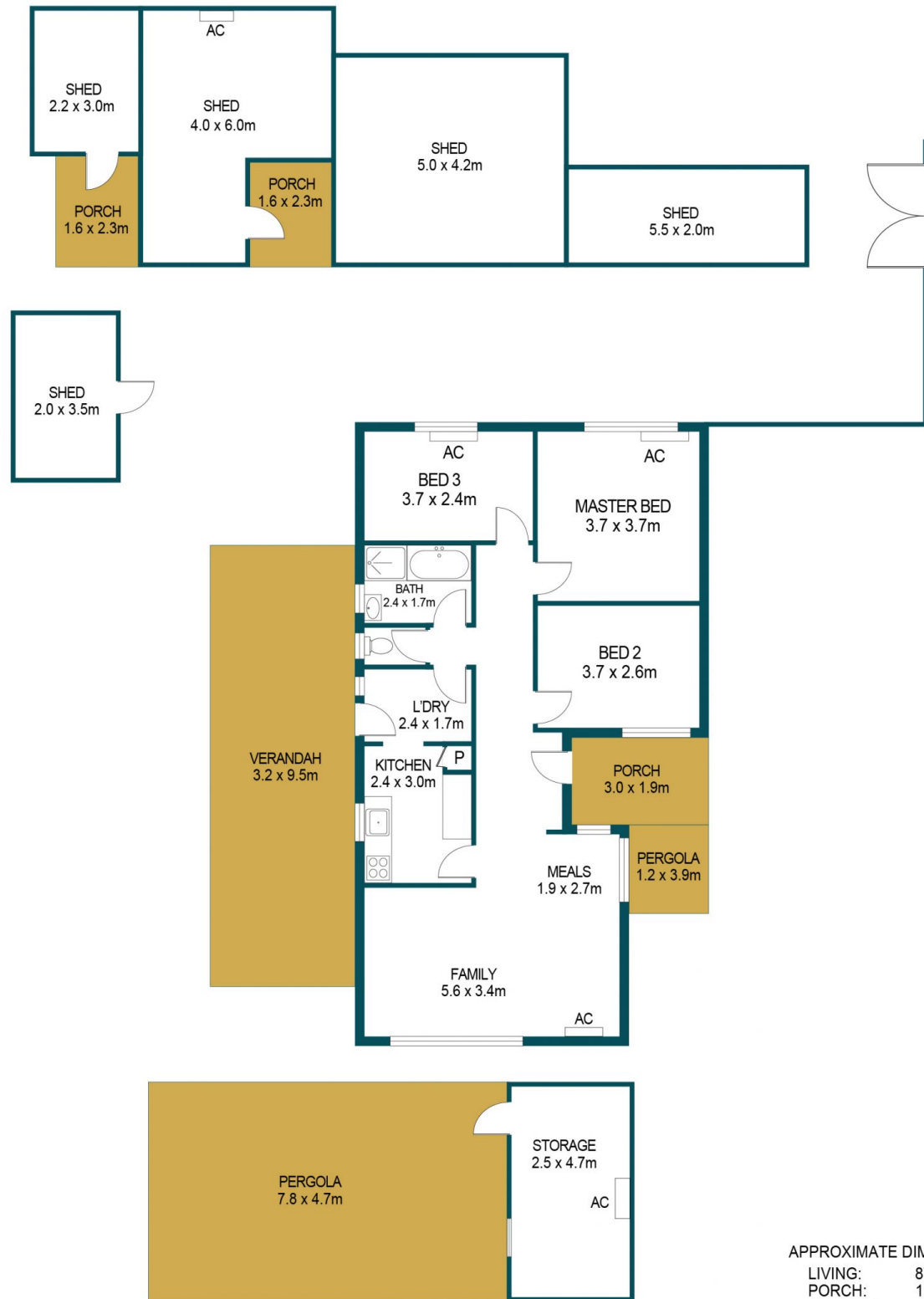
**Price** : \$ 310,000  
**Building Size** : 87 sqm  
**Land Size** : 760 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/smithfield-plains/residential/house/7040463>



**Tyson Bennett**  
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APPROXIMATE DIMENSIONS

LIVING:	87.7m <sup>2</sup>
PORCH:	13.1m <sup>2</sup>
PERGOLA:	41.3m <sup>2</sup>
VERANDAH:	30.4m <sup>2</sup>
SHED:	69.6m <sup>2</sup>
STORAGE:	11.8m <sup>2</sup>
TOTAL:	253.9m <sup>2</sup>

## 4 HOOLE STREET, SMITHFIELD PLAINS

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 ENQUIRIES.



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