



### 7 Crabb Road SMITHFIELD PLAINS SA

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\*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://shorturl.at/bHVX6>

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

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

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this delightful light-filled family home you'll be proud to call your own. As you approach the property, and park your car past the secure front fence, you'll notice the modern rendered facade, surrounded by lush greenery that gives the house its irresistible charm. The property is currently tenanted with fantastic tenants on a fixed lease of \$360 per week until

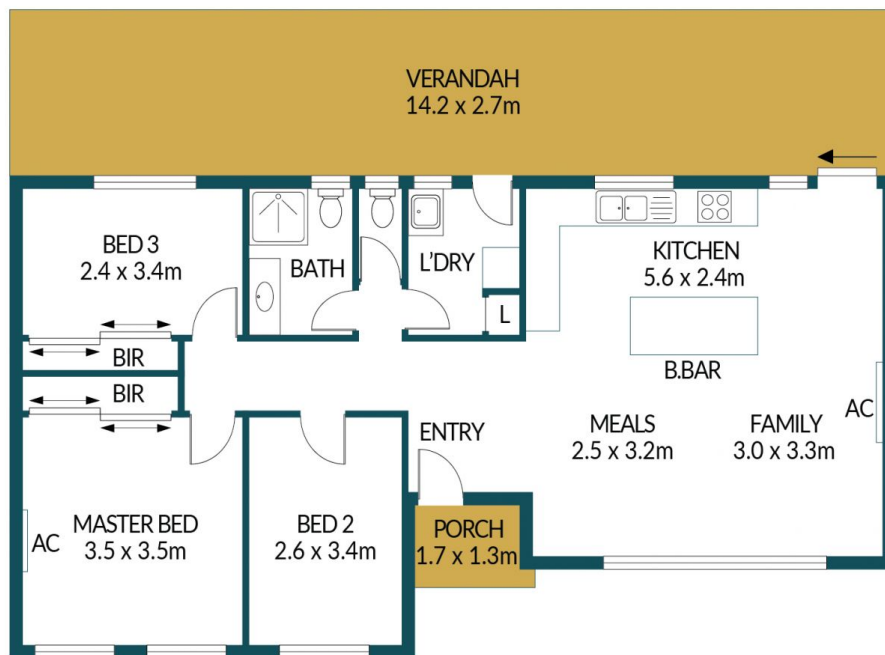
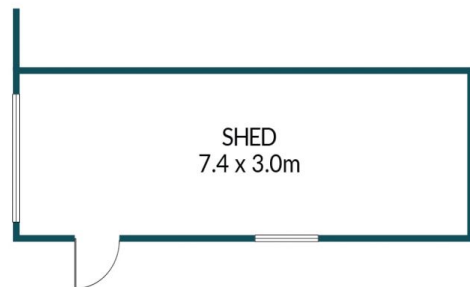
**Price** : \$ 458,000  
**Building Size** : 91 sqm  
**Land Size** : 726 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/smithfield-plains/residential/house/7720684>



**Mike Lao**  
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**Tyson Bennett**  
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## 7 CRABB ROAD, 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. Inclusions and exclusions must be confirmed in the Residential Contract.

### APPROXIMATE DIMENSIONS

|           |                     |
|-----------|---------------------|
| LIVING:   | 91.5m <sup>2</sup>  |
| SHED:     | 22.2m <sup>2</sup>  |
| PORCH:    | 2.2m <sup>2</sup>   |
| VERANDAH: | 38.3m <sup>2</sup>  |
| TOTAL:    | 154.2m <sup>2</sup> |