

85a Eton St, Smithfield, NSW 2164

Sold - \$940,000

House 4 2 2



Reserve \$850,000! (923m2 Block)

For full address details, inspection times,  
additional photos and floor plan,  
click "Email Agent" and quote: ID #8363

Open for Inspection

By Appointment.

This is superb level living with no steps, huge easy care block ideally located offers granny flat potential and plenty of room for kids to play. Walking distance to Smithfield shopping centre, schools and transport. Gently elevated 923m2 battle axe block with a short full concrete driveway that you own, leads you to this beautiful, spacious and very private single-storey family residence.

An excellent floor plan that the whole family will enjoy, boasting formal lounge, separate dining (could be fifth bedroom if needed.) Family and rumpus rooms are designed to soak the morning sun.

Terrific natural lighting and the beautiful outlook through the large windows from the main living rooms will impress. The current owners are relocating to Denham Court and have only owned the perfectly maintained home for a short period of time.

Since purchasing they have added brand new porcelain tiles throughout the home including all 4 bedrooms, BIW's to all and ensuite to main. New LED lighting, NBN, energy efficient Solar electricity (24 panels), meaning great savings. Gas cooking, outdoor kitchenette under the pergola.

Internal entrance from the double lock up drive through garage and additional undercover rear parking/entertaining area. Owners are motivated and ready to sell. The reserve is set and disclosed to the public. The best offer on the day of auction will be the lucky new owner/s.

Definitely will appeal to mature aged persons, after top quality, safe and level living. They will appreciate the tranquil environment, with the security and privacy. Includes dishwasher, alarm, additional shelving 6.6HP. Daikin ducted air conditioning and more. This is a bang for your buck opportunity.

See you at the open for inspection!

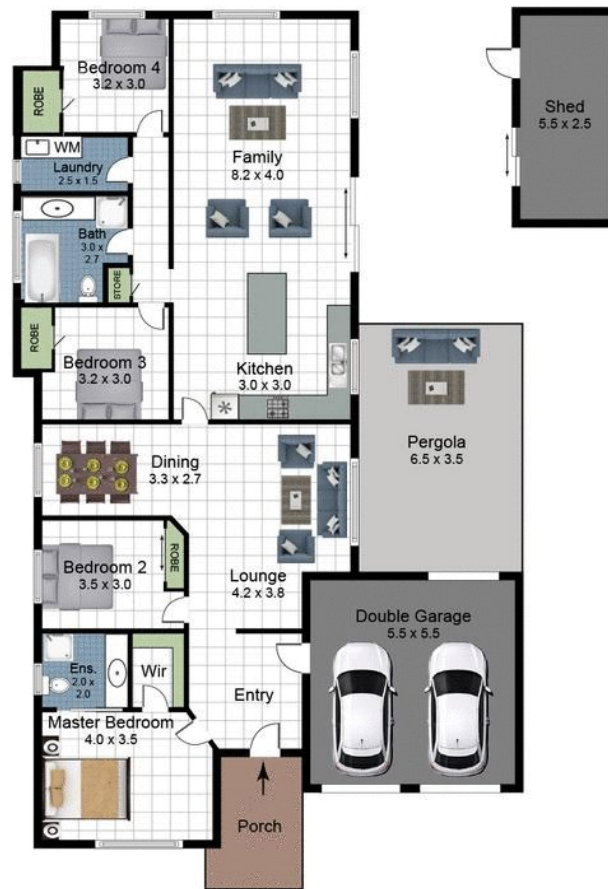
#### Listed By

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## Floorplan



**85a Eton St  
Smithfield 2164**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.

